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TO: City Planning Commission

FROM: Jamie Murphy, Staff

RE: Request of Parkstone Development Partners on behalf of Corktown Historic Developments, LLC to show a PD (Planned Development) zoning district where an R2 (Two-Family Residential) zoning district is currently shown on four parcels commonly known as 2099, 2087, 2081, and 2075 Vermont Street.

DATE: January 12, 2024

On January 18, 2024, the City Planning Commission (CPC) will hold a 5:15 PM public hearing on the subject rezoning. Below is the current zoning map with the proposed area hatched.



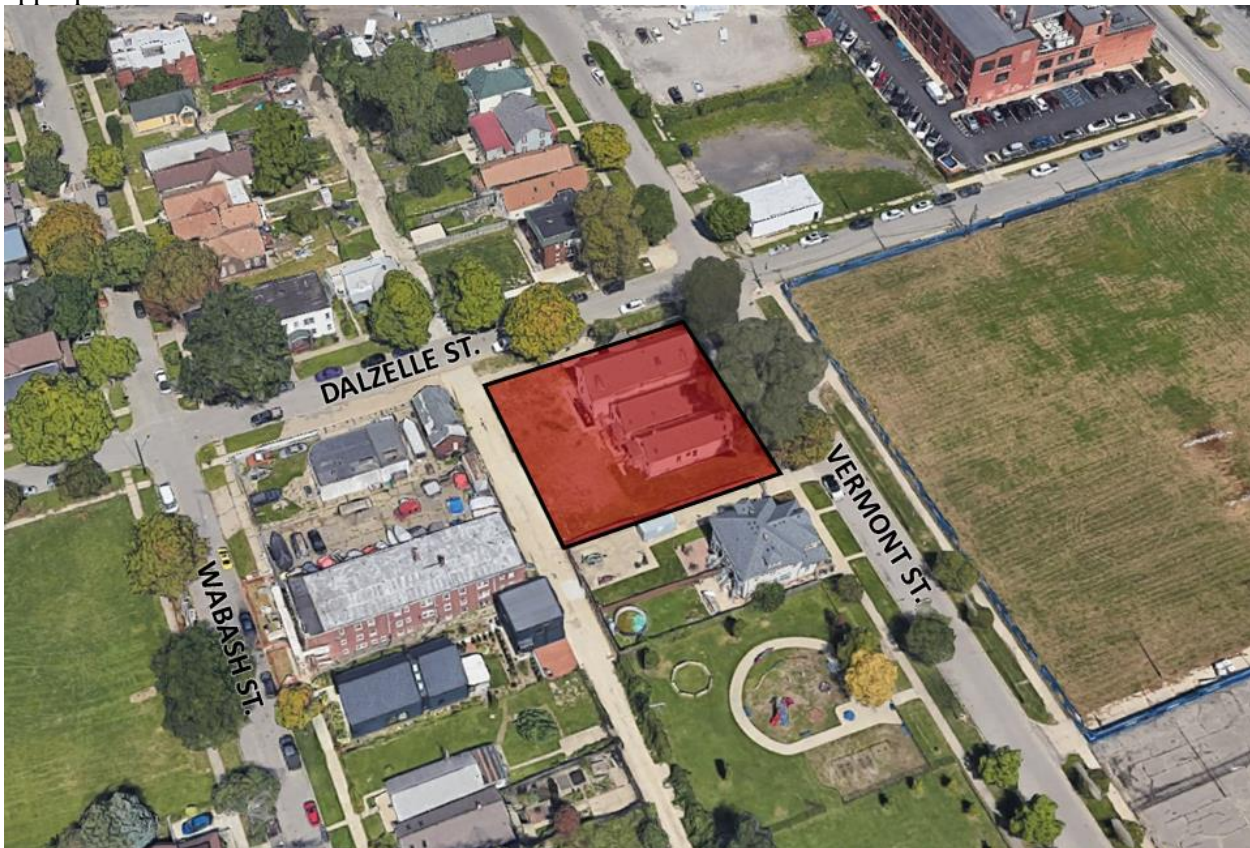
BACKGROUND AND PROPOSAL

The CPC has received a request from Parkstone Development Partners on behalf of Corktown Historic Developments, LLC to amend District Map No. 42 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a PD (Planned Development) zoning district where an R2 (Two-Family Residential) zoning district is currently shown on four parcels commonly known as 2099, 2087, 2081, and 2075 Vermont Street. The property is located at the southwest corner of Dalzelle and Vermont Streets which is south of Michigan Avenue and west of Rosa Parks Boulevard.

The subject site is currently occupied by three historic residential structures facing Vermont Street which are not proposed to be altered. This request was originally submitted in 2021 but the existing structures suffered extensive damage due to the flooding that summer and the project was delayed while repairs were underway. A public hearing was scheduled in June 2023 but the applicant requested that it be delayed so that additional community engagement could be conducted.

The site is located in City Council District 6 and measures 0.37 acres. The proposed map amendment is to permit the development of a multiple-family residential building that would consist of five townhouse units and three stacked apartment units along the alley property line. The street side of the site contains three historic homes—a five-unit multiple-family dwelling and two single-family dwellings. The total development as proposed would include 15 units.

The proposed project is not allowed in the existing R2 district because multiple principal buildings are not allowed on one lot (Sec. 50-8-56). Also, several dimensional variances would be required as the proposed structure does not comply with setback, lot coverage, floor area ratio (FAR), or parking requirements. No other residential district would allow the project without multiple variances; the SD1 district would mostly allow it, but it would also permit commercial uses which would not be appropriate for the area.



Aerial view of proposed rezoning

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows:

- North: R2 (Two-Family Residential) – Four-unit residential building
- East: M3 (General Industrial) – Vacant land
- South: R2 (Two-Family Residential) – Two-family dwelling
- West: R2 (Two-Family Residential) – Auto Repair Garage, 16-unit residential building



Historic Sanborn Map (approx. 1950) showing neighborhood context

Proposed Plans

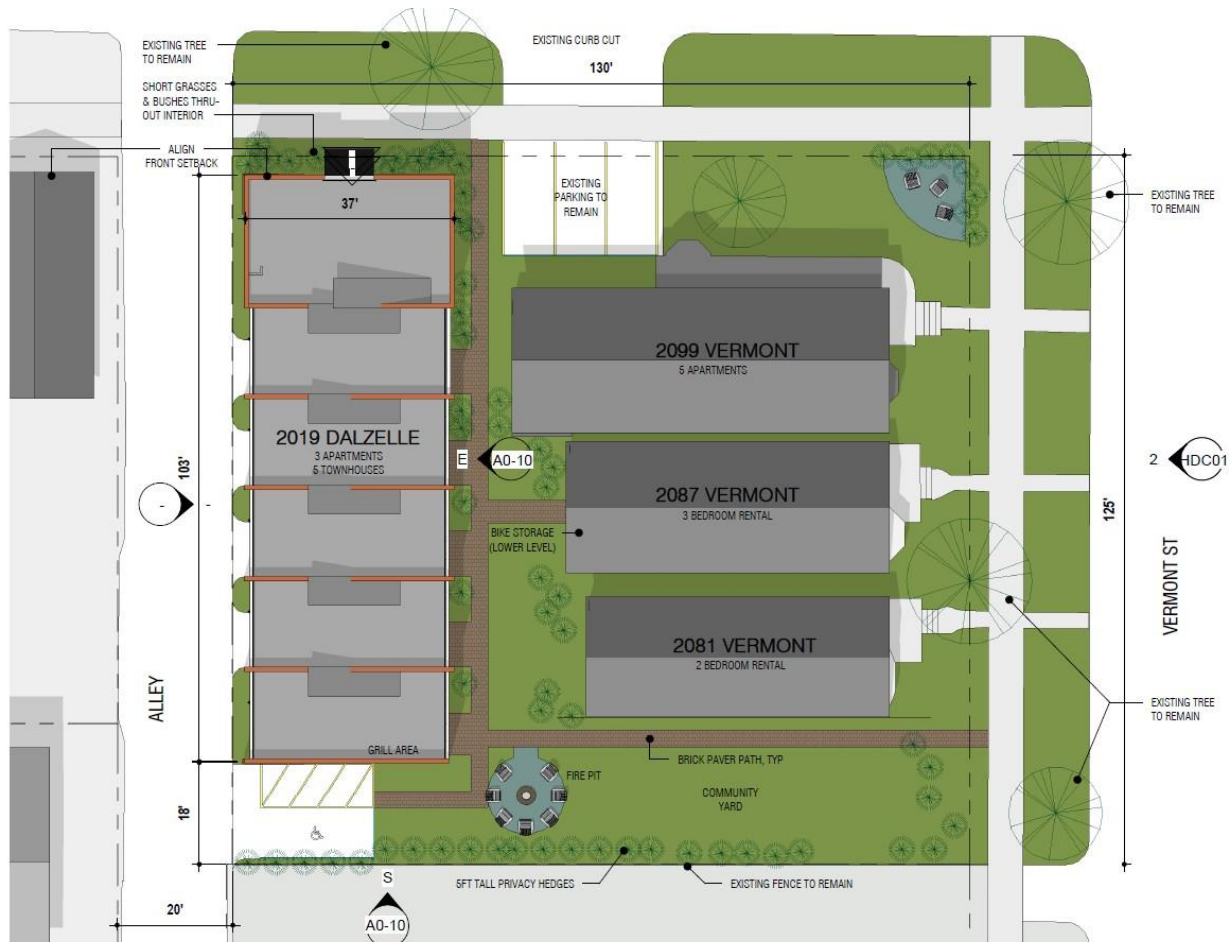
Because the proposed district is PD, the design of the development is also under consideration including the site plan, elevations, exterior materials, and landscaping. The proposed plans are attached for reference.

The intent of the project is to increase the residential density of the neighborhood to be more consistent with the historic density. As shown on the Sanborn map above, a four-unit building was previously located in this space and several other residences were also located along the alley. The eight new units along the alley would form a residential court (buildings facing each other across green space). The new units would share an amenity space with the existing units at the southern portion of the site (as shown on the site plan on the following page).

The height of the proposed building would be three stories (33 feet) which is slightly shorter than the tallest of the existing houses. The massing of the building is intended to be similar to the building that previously existed in this location. The exterior material is proposed to be mostly brick with some cementitious siding as an accent. The proportions of the windows are designed to reflect those of the neighboring structures and the pedestrian entrance facing Dalzelle is also similar to others found nearby.

Eight parking spaces are proposed to serve the 15 residential units which is slightly more than 0.5 spaces per unit. The general parking requirement for multiple-family residential is 0.75 spaces per unit because this site is located within 0.50 miles of a high-frequency transit corridor. As Corktown is a very walkable neighborhood, slightly less parking is reasonable. The developer will also monitor the parking situation to mitigate any unanticipated issues.

Because the site is located in the Corktown Historic District, the proposed new structure must be reviewed and approved by the Historic District Commission (HDC). This approval was obtained in 2021. The HDC staff report is attached for reference.



Proposed Site Plan



2099 PROPOSED BUILDING
Proposed Elevation facing Dalzelle Street

Master Plan Consistency

The subject site is located within the Corktown area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “RLM – Low-Medium Density Residential” for the subject property. The Planning and Development Department (PDD) is reviewing this proposed rezoning and will submit a Master Plan interpretation at a later date.

Community Input

The applicant canvassed the neighborhood and held an in-person community meeting in June 2021 (when this application was originally submitted). A second community meeting was held via Zoom on May 22, 2023. A total of seven people attended the meeting. Parking was the main concern of the residents and the developer will continue monitoring the parking situation.

When the public hearing was scheduled in June 2023, several nearby residents and property owners expressed concern about the density of the proposed development and its potential effect on parking, utilities, and as a precedent for future development. In response, the applicant held several additional meetings with nearby residents and property owners and found that many support the project.

Conclusion

Due to an issue with the notice for this hearing, it needs to be continued to February 1, 2024 at 6:15pm.

- Attachment: Public Hearing Notice
 Application
 PPR Summary
 HDC Staff Report
 Proposed Plans
 Public Comment Letters

- cc: Antoine Bryant, Director, PDD
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 Greg Moots, PDD
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