



Memorandum

March 15, 2021

Thank you all for attending the video conference, held 2/16/2021, for the residential developments (Dalzelle Court Townhomes) located at 2075 Vermont (ID: 08008649.001), 2081 Vermont (ID: 08008648.), 2087 Vermont (ID: 08008647.), & 2019 Dalzelle (ID: 08008646.) on the southwest corner of Dalzelle & Vermont.

To summarize the meeting for the “Dalzelle Court Townhomes” project the following was discussed:

Project details provided by

- Janelle Bulat (Parkstone Development)
- Nicole Rittenour (Push Detroit)
- Tonja Stapleton (Parkstone Development)

Property Details

- Zoning Districts:
 - R2 – Two-Family Residential District
- Ford Development to east, surrounded my apartments
- Previous four (4) unit building, burned previously
- Sanborn maps – housing, always a building
 - Single-family
 - Update to 4-unit building
- Dense area of Corktown
- Proposed Uses:
 - Townhomes
 - Single-Family Homes (existing)

Scope of Project

- Six (6) townhouses built on western portion of site
- Community space to south for tenants of three buildings (rentals)
- Looking based on feedback from neighborhood doing ownership instead of rental
 - Everyone on West End concerned about being renter area; based on that feedback, community wanted to see ownership (families)
 - Two-bed townhouses, rooftop for outdoor space, community space



- City part at end of block
- Schedule:
 - Don't have set schedule, don't have set needs
 - Wanted to find out what is best for neighborhood
 - Finishing up buildings & moving on from there
 - Looking to submit for rezoning soon to get ball rolling

Notable District, Objects & Features Surrounding Lots

- North: Michigan Ave.
- South: Two-Family Dwelling; Park
- East: M3 Zoning District; Rosa Parks Blvd.
- West: Auto repair garage; residential developments (multi-family, single-family)

Comments/Concerns/Questions from Design Team

- Lot coverage: 46%
- FAR: 1.01
 - Between R3 & R5, felt like a good spot to land on
- RSR is pretty high
- Desire to have lots combined & rezoned to PD
 - Process has unknowns with R2:
 - SLU hearing & variances from BZA
 - From a zoning perspective granted from unique scenario & not self-created, these would be self-created variances & could be a gamble
 - Lots of time & money to not get variances approved
 - Get faster approval to get support from departments, meet community needs, looking for the missing middle & think this captures that
- Honoring rear setback and aligning front of building with the adjacent,
- Looking at massing at what was originally there with look of four-unit building
- Can see proposed building has small massing that replicates what was there with look of unit on each side
- Alley & on Vermont St. façade – setback from houses there now & delineated to make 6 separate townhouses
- Floor plans:
 - 1st floor: entry/garage
 - 2nd floor: living space
 - 3rd floor: 2 bedrooms



- Rooftop deck
- Community space:
 - Fire pit
 - Pavilion – open on all sides
 - Can bring a grill, etc.
 - For townhouses & houses (same owner)

Comments/Questions/Concerns from City Departments

- Assessor's Office
 - If converting to condo, would want to do that as soon as possible
 - In best interest so can create parcels
 - Know routine, know who to send it to
 - Keep posted with what you want to do
- City Planning Commission
 - Working with Kevin, mostly focusing on Corktown Neighborhood
 - Trying to squeeze multi-unit building – creative but trying to squeeze multi-unit building into the backyard of three houses they own
 - Don't try to discourage PD, but only use as last resort if creative mixed-use
 - If want to go to rezoning, will present to CPC & get neighborhood impact if they care
 - Will rely on PDD to get feedback
 - Building code perspective? Fire ratings?
 - Townhomes to existing structures?
 - Access for fire?
 - Fire separations?
 - Neighborhood wants less renters but has three (3) houses for rent...if have single-family house & he wants to sell one of those houses, PD District creates a strain
 - *Would do condo development*
 - *Three Detroit based partner*
 - *Not in the near future, but it's not off the table that these would be for sale units*
 - *Don't want to move forward with a proposal for a project the City is not in support of. If not going to get support of PD, would like to think through another zoning district*
 - *If do look at larger area to be rezoned, City could come as co-petitioner*
 - *Want to support what City is trying to do in this area*
 - Will float concept at staff. A lot will depend on community outreach, would rely on PDD & your group to do community meeting to see if supported



- Could add some low hanging fruit for rezoning in area (some other big M3 parcels, could slow down
 - Taking significant batches of property to be rezoned that align with affordable housing proposal
- Department of Public Works – City Engineering
- Department of Public Works – Traffic Engineering
 - Width of approach & use of alley
 - *20' width*
 - Not many cars would be over there – should be fine with 20' width
 - Would recommend to run simulation for vehicles entering & existing
 - Make sure opening of garage is enough to enter & back out
 - Alley?
 - *As far as alleys go, in good shape. Does not see a lot of car usage*
 - Would need maintenance agreement to use alley for the project with City Engineering
 - Good with approach on Dalzelle?
 - Existing curb cut already, expect would not be more than 20' wide
 - Want to make sure have enough width so when park in that area will not encroach on sidewalk
 - What is depth?
 - *Standard parking spaces. Believe there was a variance to use those parking spaces. 20' deep spaces*
 - Is there a way to push back more? Don't want larger cars to encroach onto sidewalk
- DWSD
 - Conceptual plan, no utility plan
 - Would like to know how will have water meter for individual condos, master meter?
 - Recommend one master meter
 - *Will have sub-meter for individual units*
 - Size?
 - *16,250 sq. ft.*
- DWSD – Stormwater Management Group
 - Small site for ½-acre
 - If do have stormwater management on site – can contact to reduce drainage charges
 - *See contact information below*
- Mayor's Office



- Planning & Development Department
 - Kevin Schronce:
 - City just wrapped up for engagement process & made significant amount of recommendations for rezoning & lay out timeline
 - For this, with historic designation did not make specific recommendations to site, but did make some to south
 - Recommendations to capitalize off greenway & rezone – 2-year timeline
 - Focusing on rezoning along Trumbull & North Corktown, 14th & North Corktown, and a handful of parcels on Michigan Ave. that bound Rosa Parks Blvd. & 75
 - Larger inclusive housing strategy
 - Have had discussions with Ford on Brass Factory and in future looking to do institutional or mixed-use which would initiate a rezoning process
 - Core guiding principles your development touches on:
 - Respecting the history & heritage – lives in neighborhood, worked with Garrick/PDD
 - Tremendous amount of demand to have mixed tenures
 - Elements where we know units are needed, more affordable
 - Some elements where know units are needed, units that are more affordable are needed
 - If choose to go through larger rezoning, you could point to those elements to make a case but this area not called out in project
 - Recommendations that include this area and those that abut Roosevelt Park...
 - Could see – have been approached by smaller developers to get in on the broader package, but may not be able to wait. Can't give support letter but can connect to City's planning work
 - Depends on your timing – track on now is to do rezoning over summer, if successful then toward end 2021 would open a new separate one in historic include some historic sites & maybe create some angts
 - Don't think it'd be fair to say you can wait, given the scope for first round that is probably six months
 - Think you can draw some parallels to what is documented in our work
 - Zoning is an issue
 - Previously had multi-unit building helps, but stretches across three lots now
 - Improvement from what first had presented/initial design, like this a lot better



- Don't know if changing lots so townhomes on separate lot for existing structures will need variances from BZA
- Does it make more sense – everything around is R2, don't know if CPC will want a PD in the middle of that
- Want more density and more walkable neighborhoods
- Major issue of privacy rear yard from townhomes to existing houses, could figure something out
 - *Corktown used to being able to touch neighbor's house from inside your house, will look into sensitivity of that*
 - *Idea that one cohesive development that shares community space may be a little different than one property owner looking at someone else's*
 - *Interesting to look now looks not dense, sanborn maps everyone of houses has an outbuilding or secondary structure*
 - *Seems like big footing the lot, but when look at history it was originally very dense neighborhood*
- Historic District Commission
 - Did have Russell & Julio meet with applicant several weeks ago
 - HDC would be more open to increased density compared to design review based on history of site
 - Commission makes own decision, but staff response did not have a lot of red flags for historic appropriateness
- *Attached:*
 - *Additional comments from the Planning & Development Department with list of what would like to see in package*
- BSEED
 - Zoning
 - If seeking PD then would pass to CPC to talk more about that
 - R2 would be difficult with lot coverage & number of other things
 - What is the lot front property?
 - Vermont is shorter
 - Planning can determine what front would be in unique circumstances
 - Conditional use – SLU hearing (includes SPR)
 - Number of principal buildings on site
 - Variances from BZA
 - Location of pavilion
 - If PD, talk to CPC outside Zoning jurisdiction



- *Number of principal buildings, only way would be to create a new parcels for the new buildings since can only have the one. Didn't have good sense since still have to go to BZA for variances, but self-created based on combination*
 - Parcel revision & separate townhouses from zoning lot, but would still have other variance needs BZA would be on time regardless
 - *Did have a preliminary meeting with CPC, have gotten some feedback city discouraging PD, looking a lot of scenarios, landed on this site plan since lends itself to condo subdivision meeting neighborhoods desire for home ownership*
 - *Industrial zoning directly adjacent, looking at transition zone here*
- Plan Review:
 - Only allow roof deck to stay townhomes
 - For tutorial videos to use the online application & plan review system:
www.detroitmi.gov/bseed/elaps
 - For online application submissions: <https://aca-prod.accela.com/DETROIT/Default.aspx>

DWSD Stormwater Management Group:

- Relative to understanding the drainage charge credits that are associated with these practices:
 - 1) Information regarding the Drainage Charge Programs can be viewed at: <http://detroitmi.gov/Government/Departments-and-Agencies/Water-and-Sewerage-Department/Learn-About-Drainage-Credits>.
 - 2) The stormwater practice must not lead to a nuisance or hazardous conditions as stipulated by BSEED
 - 3) Must obtain required BSEED permits for construction (i.e. plumbing permit is required for underdrain that connects to City sewer; DWSD permit necessary for connections to the DWSD sewer). The property owner will need to ensure that all required permits are applied for and received prior to construction.
 - 4) If stormwater practice includes detention component, refer to Chapter 3 of the Design Manual for minimum design criteria
 - <https://detroitmi.gov/departments/water-and-sewerage-department/customer-care/stormwater-management-codes-and-ordinances>
 - [Stormwater Management Design Manual](#)



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➤ [Drainage Guides & Forms](#)

To request a meeting:

<https://app.smartsheet.com/b/form/27f7b0d545634af8a5000345ab963443>

Please contact Sarah Stoolmiller at (313) 267-8359 or sarah.stoolmiller@detroitmi.gov for additional more information regarding Storm Water Design and Drainage Charge Credits.

Please submit your plans electronically. Visit us at <http://www.detroitmi.gov/bseed/eplans> for more information.

All future application, plans, correspondence etc. should be submitted to BSEED, 407 CAYMC or electronically to City of Detroit point person Ellen Duane at duane@detroitmi.gov or call (313)-348-2701.

Janelle Bulat, janelle@parkstonedevelopment.com, will be the contact person for the development team.

Attached please find the following:

- Additional comments from the Planning & Development Department
- Parcel Revision Application Packet

Please let me know if there is anything missing that needs to be documented.

Thanks,
James Foster, DRC/Plan Review Manager



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Dalzelle Court - PPR

NEXT STEPS:

1. Determine the best choice in zoning district moving forward – work with CPC
 - a. This will determine what role or approvals are required from BSEED Zoning Division and/or Board of Zoning Appeals
2. PDD Design review approval
3. Historic District Commission approval
4. Obtain required permits