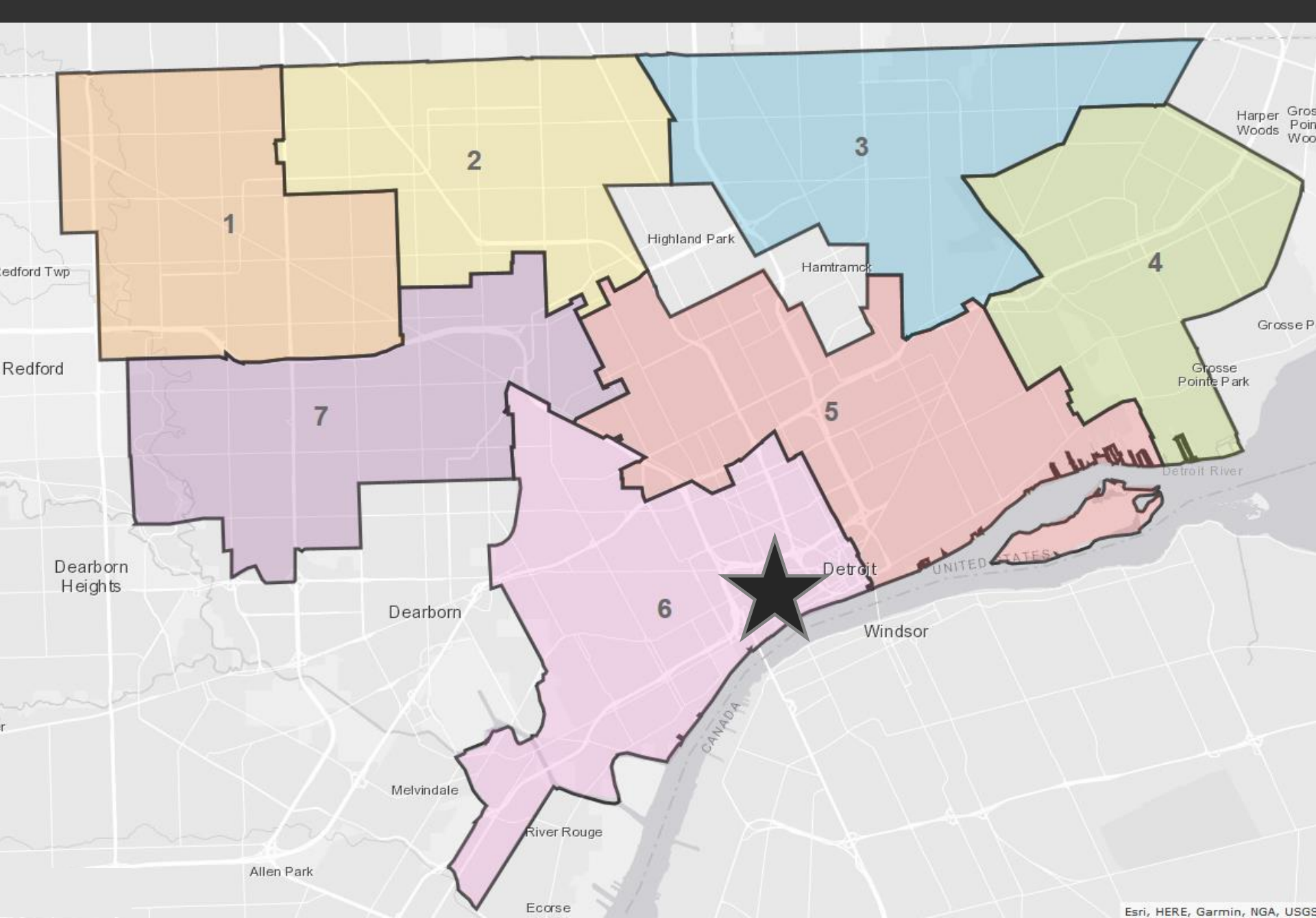


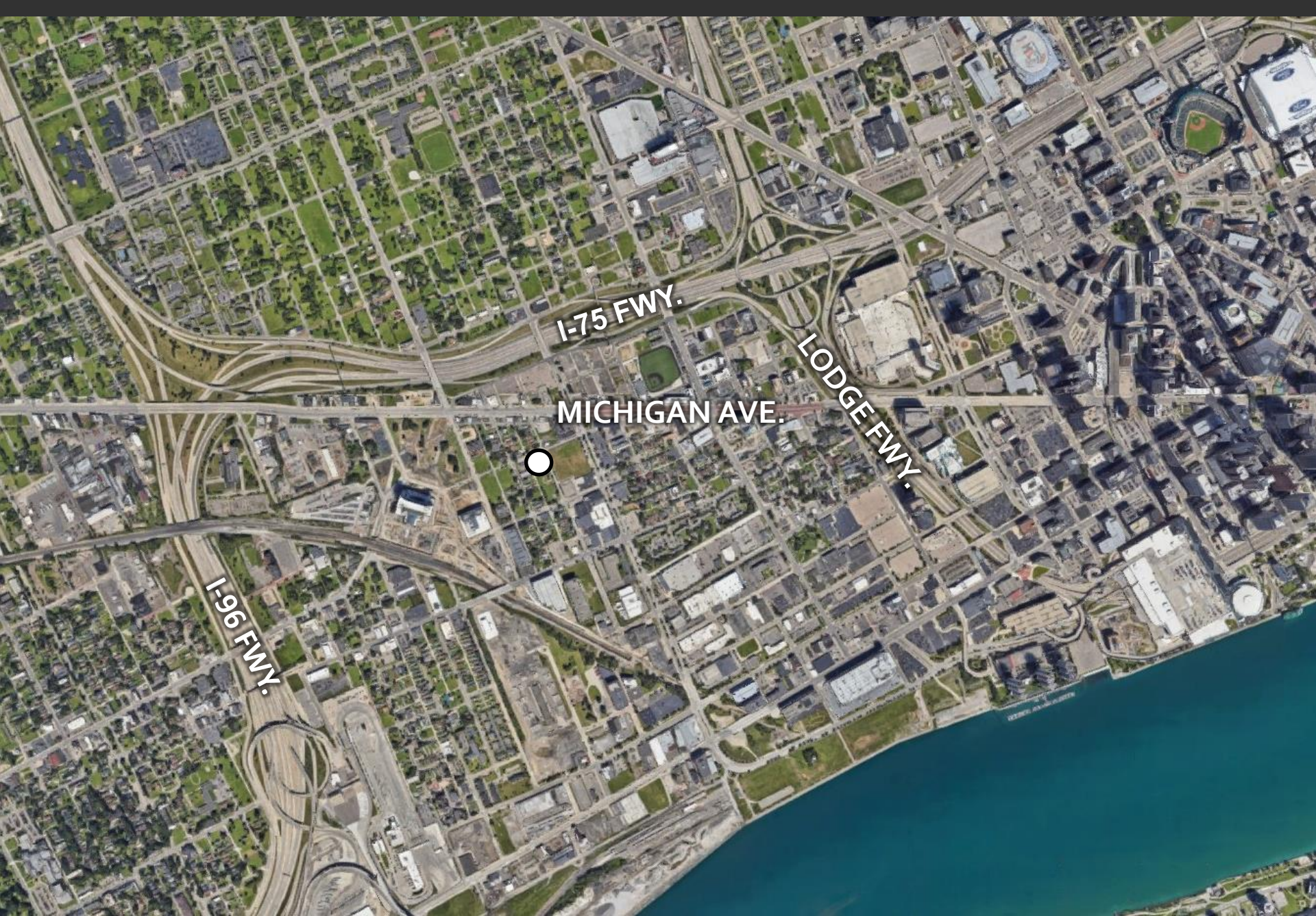
# PROPOSED MAP AMENDMENT

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

Jamie Murphy, CPC staff



# Location



I-75 FWY.

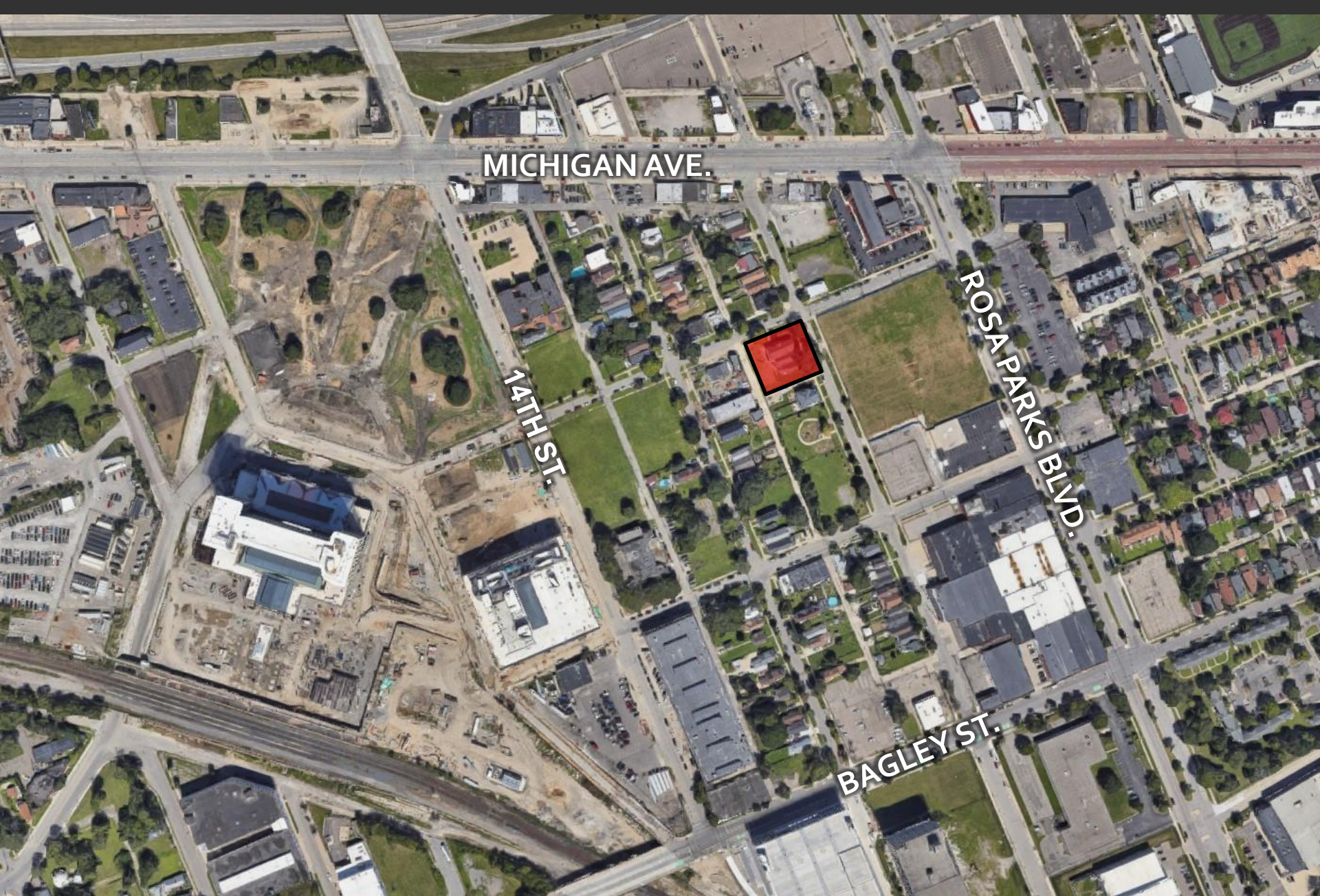
LODGE FWY.

MICHIGAN AVE.



I-96 FWY.

Location



MICHIGAN AVE.

14TH ST.

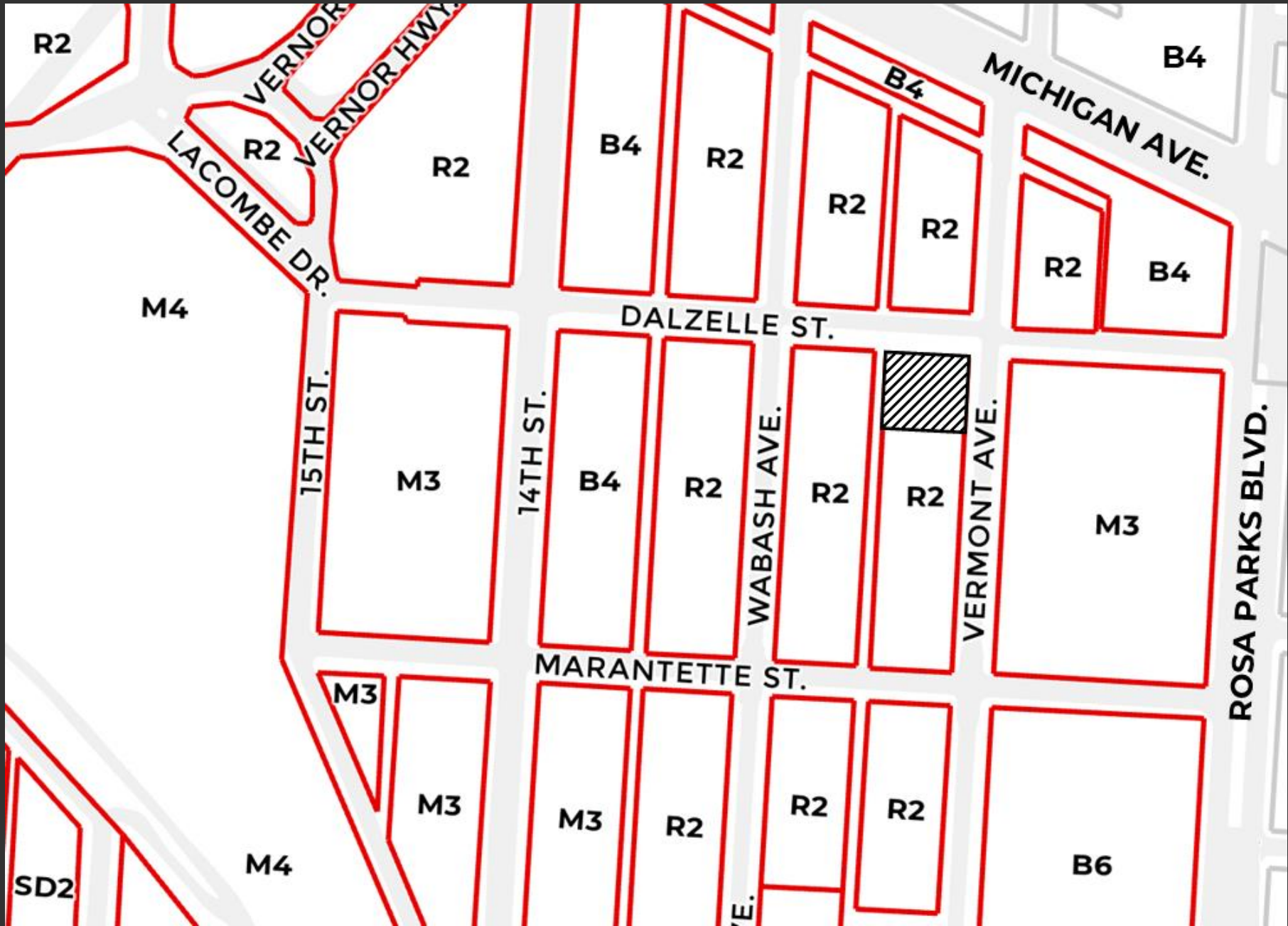
ROSA PARKS BLVD.

BAGLEY ST.

Location

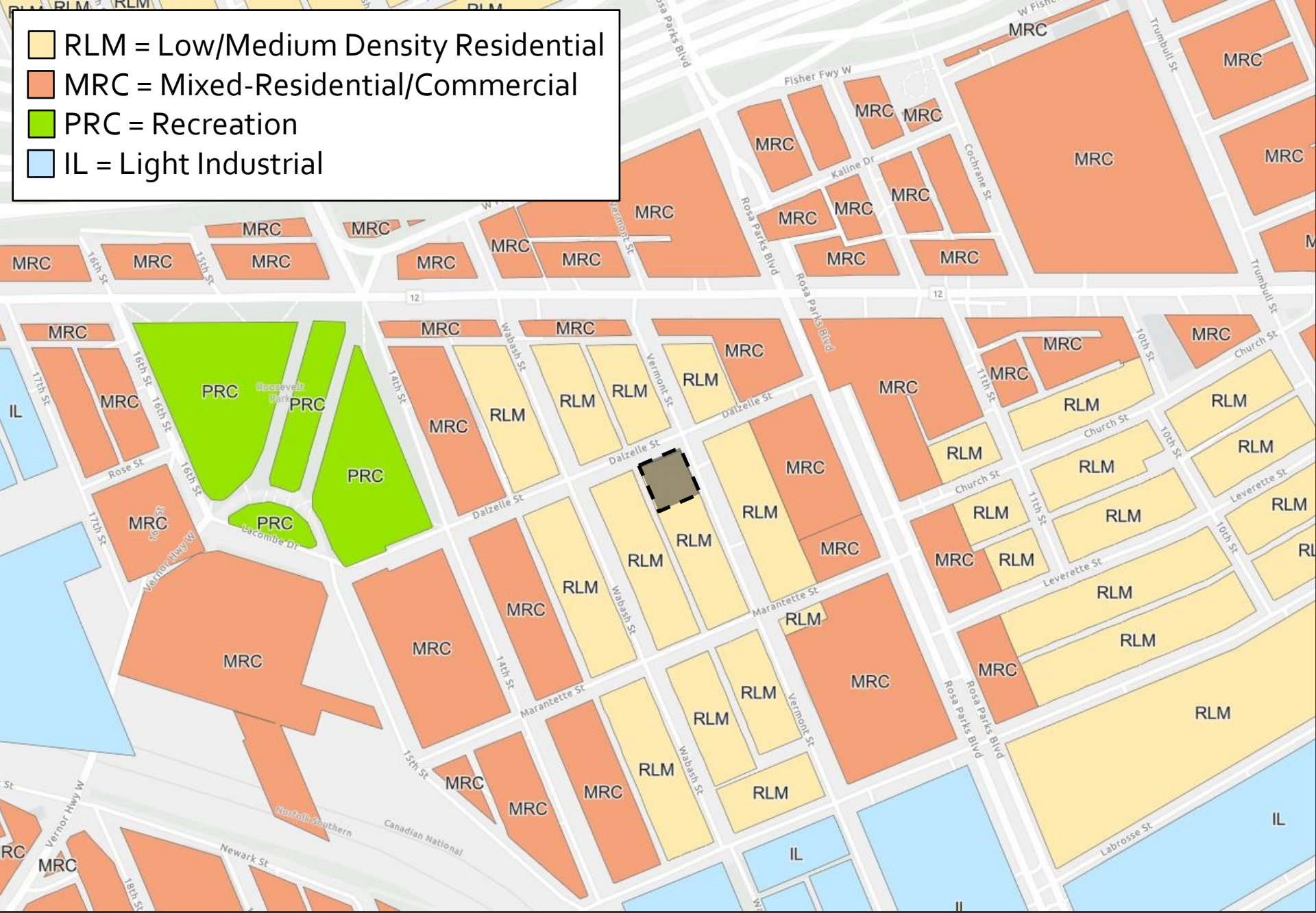


Location



Existing Zoning Map

- RLM = Low/Medium Density Residential
- MRC = Mixed-Residential/Commercial
- PRC = Recreation
- IL = Light Industrial



**Master Plan Future General Land Use Designation**



**Subject Site – historic houses facing Vermont Street**





**Subject Site – rear of existing houses & site of proposed building**



Site of proposed building & adjacent properties across the alley



Adjacent property across Vermont Street to the east



Adjacent apartment building across Dalzelle Street to the north



Adjacent properties across alley to west



View looking south down Vermont Street



**View looking west down Dalzelle Street**

# Clear Vision Triangle





# Clear Vision Triangle

Driver's view from alley:

looking west down Dalzelle Street



looking east down Dalzelle Street



# RECENT NEARBY DEVELOPMENTS WITH SIMILAR DENSITY



MICHIGAN AVE.

Firestone  
Complete Auto Care  
Schedule An Oil  
Change Today

"THE  
ELEVENTH"

DALZELLE  
PROPERTY

DALZELLE ST.

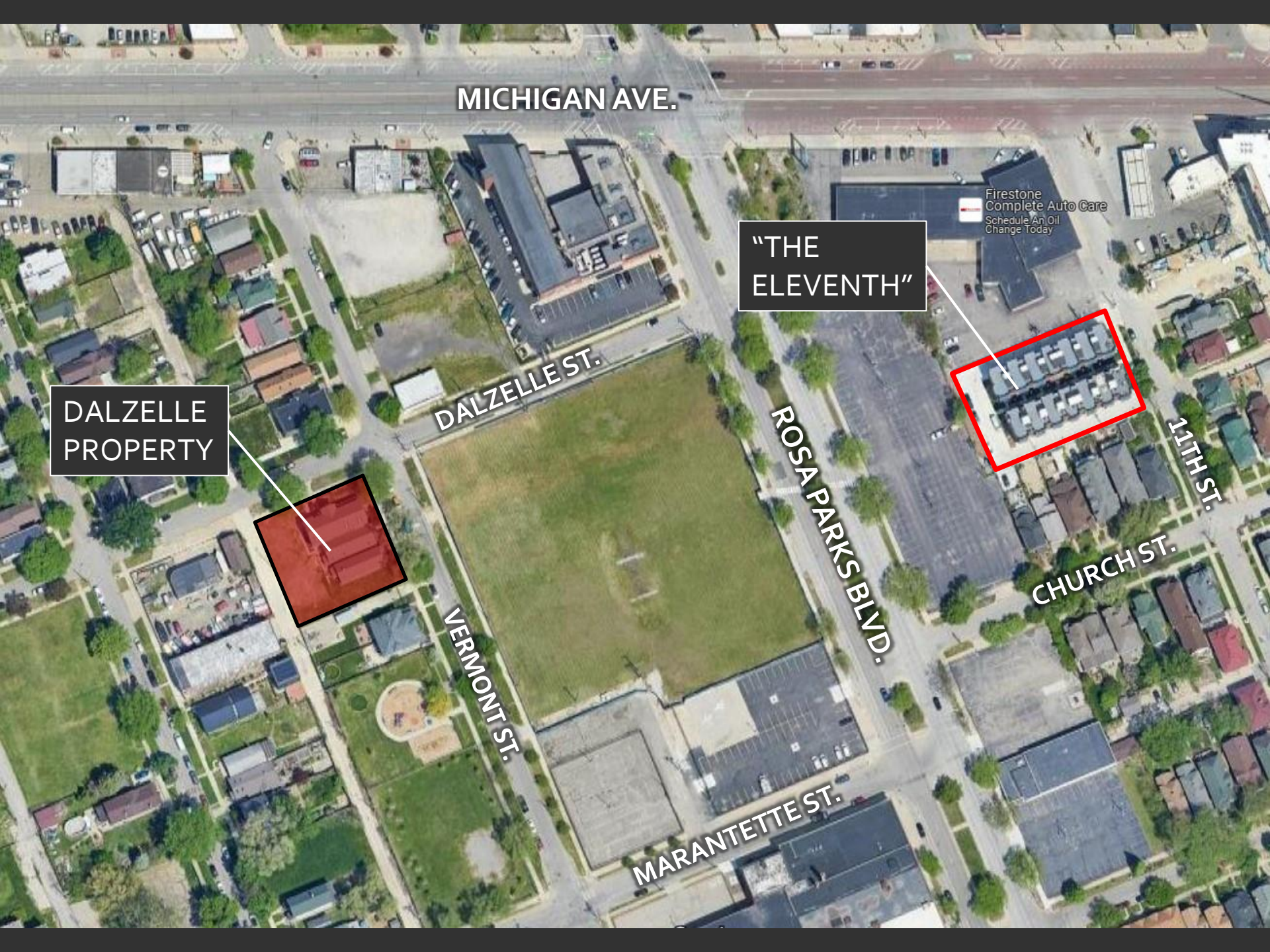
ROSA PARKS BLVD.

11TH ST.

CHURCH ST.

VERMONT ST.

MARANTETTE ST.



# The Eleventh

16 units - 0.40 acre site

B4 zoning district

Townhouse style

with garage below





DALZELLE  
PROPERTY



VERMONT ST.

ROSA PARKS BLVD.

CHURCH ST.

"THE  
COACHMAN"



10TH ST.

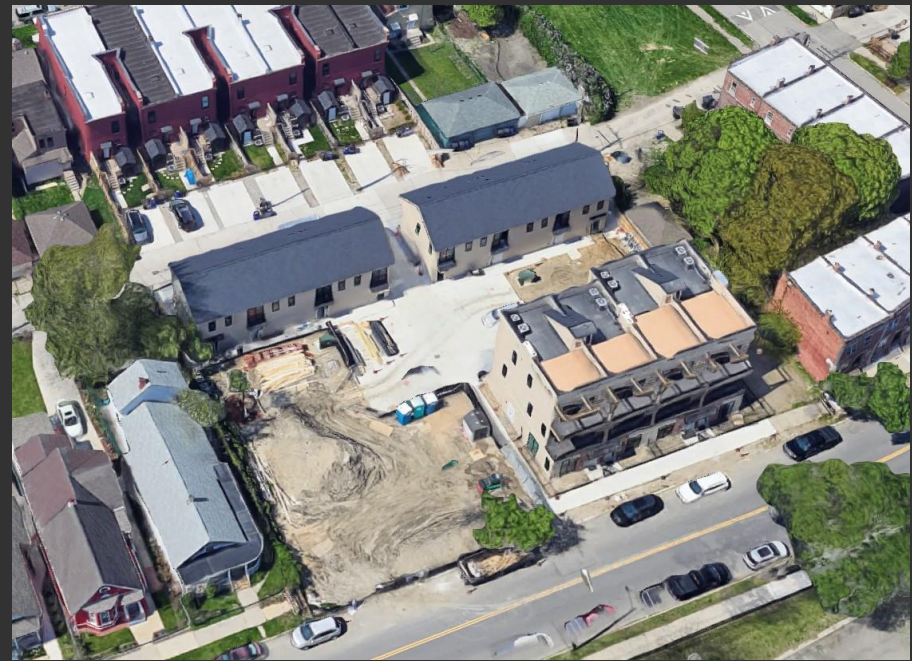
BAGLEY ST.

# The Coachman

22 units - 0.53 acre site

B2 zoning district

Stacked units in front  
with carriage houses behind



AERIAL VIEW



BAGLEY ELEVATION







VIEW FROM ALLEY TOWARD BAGLEY



VIEW BET. BUILDINGS



ALLEY ELEVATION



FRONT OF CARRIAGE HOUSE

# COMPARISON OF R2 REGULATIONS TO PROPOSED

	<b>Allowed in R2</b>	<b>Proposed</b>	<b>Difference</b>
Front Setback	20 feet	approximately 90 feet	Standard is met
Side Setback	10 feet	4 feet and 18 feet	Standard is partially met
Rear Setback	30 feet	Approximately 3 feet	27 feet deficient
Maximum Height – principal building	35 feet*	33 feet	Standard is met
Maximum Height – accessory building	15 feet	33 feet	Over height if this was an accessory building
Floor Area Ratio (FAR)	0.50 (8,125 sq. ft. max. based on size of site)	1.07 (10,815 sq. ft. in new building + existing buildings' area)	0.57 over maximum
Minimum Lot Size	7,000 sq. ft.	16,250 sq. ft.	Standard is met
Minimum Lot Width	70 feet	125 feet	Standard is met
Maximum Lot Coverage	35% 5688 sq. ft.	48% - 4,181 sq. ft. existing buildings, 3,605 sq. ft. new building	13% over max. lot coverage or 2,098 sq. ft. in excess
Parking	10 spaces required (Townhouses require 1.5 per unit; Multi-family require 0.75 per unit)	6 new spaces on-site, 12 on-street spaces directly abut the site	4 spaces deficient
Use	Multiple-family dwelling and Townhouses up to 8 units are permitted conditionally	8 unit building (5 townhouse units & 3 multi-family units)	Standard is met

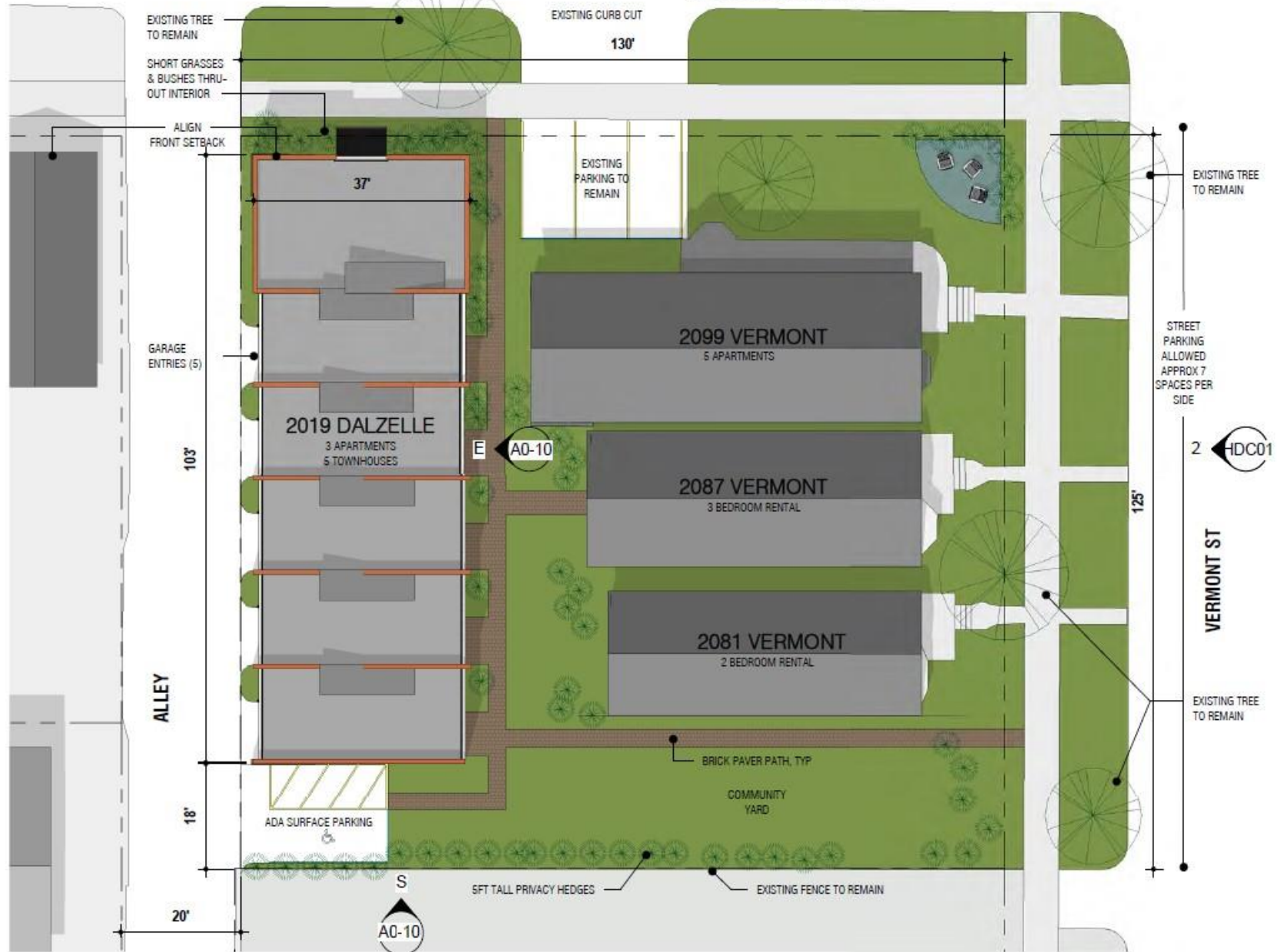
\*Height limits in the R2 District are based on the use of the structure. Most uses have a height limit of 35 feet; however, multiple-family dwellings have no maximum height limit because the height and bulk of the building is controlled by Floor Area Ratio (FAR)

# Proposed Site Plan

HDC01

DALZELLE ST

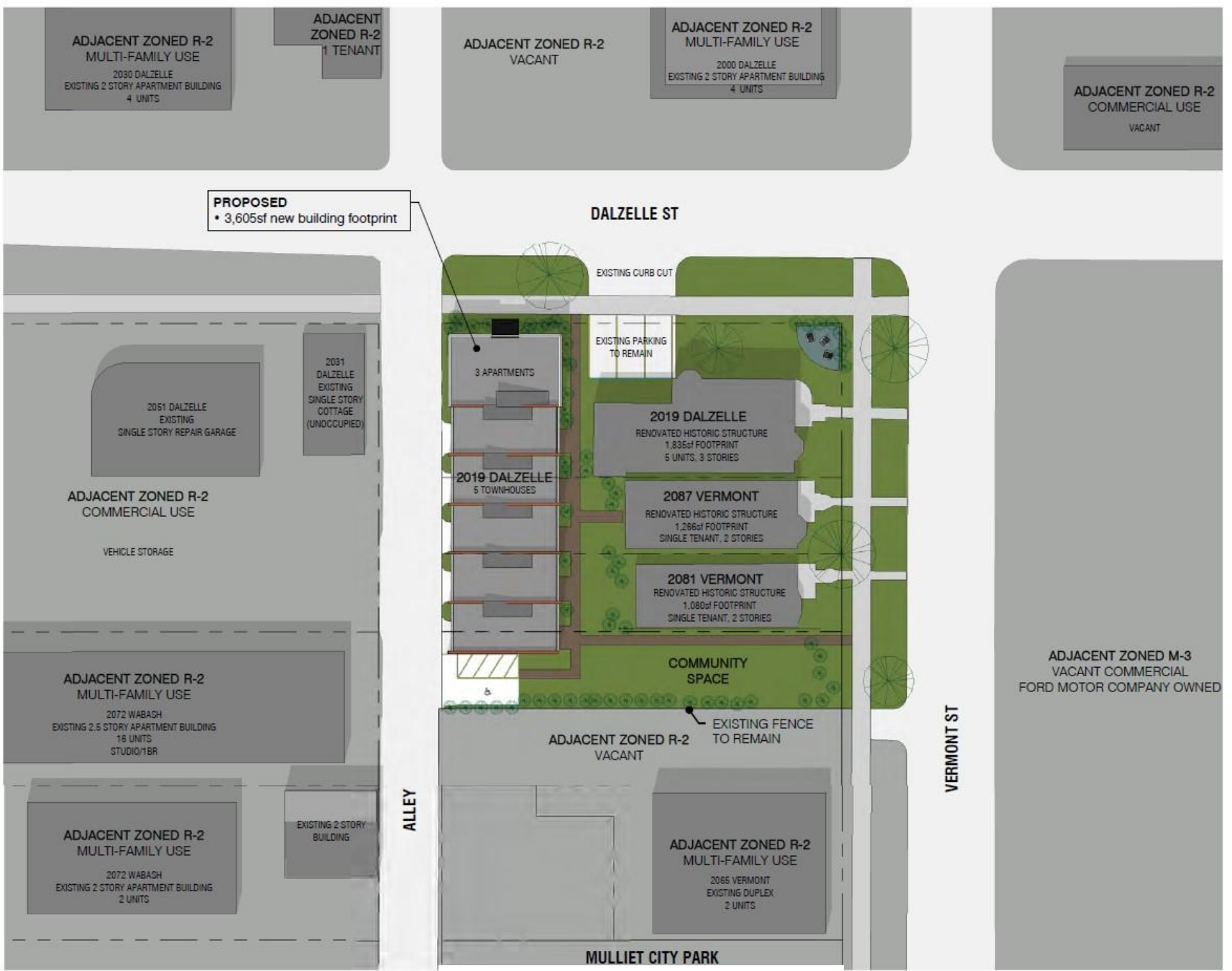
STREET PARKING ALLOWED  
(APPROX 5 SPACES THIS SIDE OF STREET)



# COMPARISON OF R3-R6 REGULATIONS TO PROPOSED

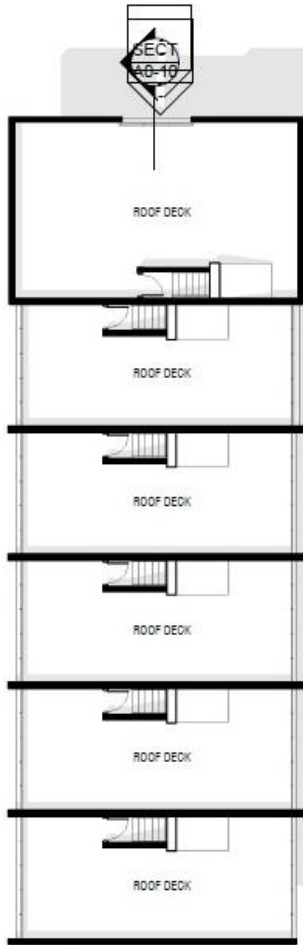
	<b>R3</b>	<b>R4</b>	<b>R5</b>	<b>R6</b>	<b>Proposed</b>
Front Setback	20 ft.	20 ft.	20 ft.	20 ft.	Approx. 90 ft.
Side Setback	Formula A*	Formula A*	Formula A*	Formula A*	4 ft. and 18 ft.
Rear Setback	30 ft.	30 ft.	30 ft.	30 ft.	Approx. 3 ft.
Maximum Height	None	None	None	None	33 ft.
Floor Area Ratio (FAR)	0.70	1.00	1.50	2.00	1.07
Minimum Lot Size	7,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.	16,250 sq. ft.
Minimum Lot Width	70 ft.	70 ft.	70 ft.	70 ft.	125 feet
Maximum Lot Coverage	None	None	None	None	48%
Recreation Space Requirement (RSR)	0.12 minimum	0.10 minimum	0.085 minimum	0.07 minimum	0.38
Parking	Parking requirements do not change based on zoning district				
Use (Townhouse & Multiple-Family Dwelling)	By-right unless >50% efficiency units, then conditional	By-right	By-right	By-right	

*\*Formula A = [Length in feet + 2(height in feet)]/15 (6.9 feet would be required for the proposed building)*



# Proposed Site Plan





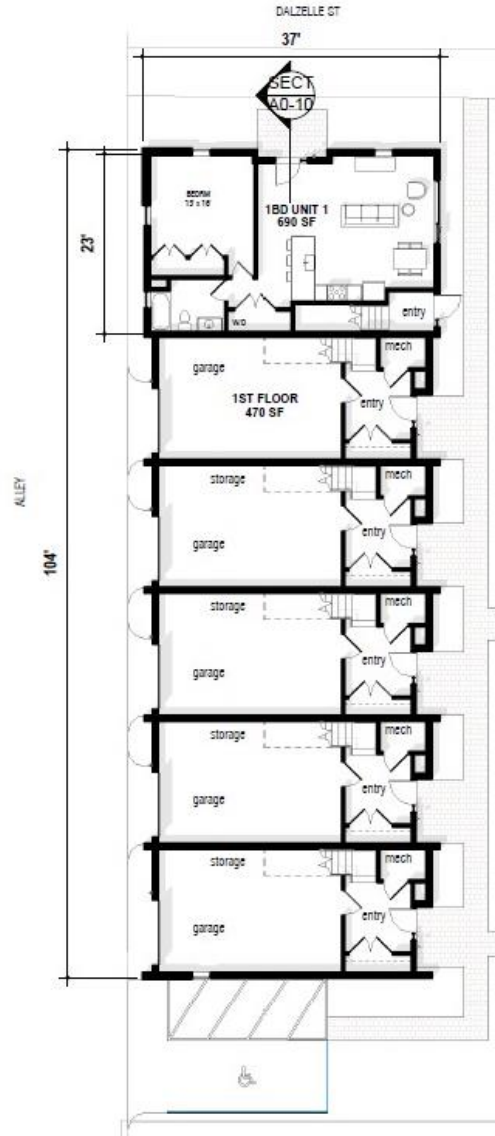
**4 PROPOSED ROOF PLAN**  
1/16" = 1'-0"



**3 PROPOSED 3RD FLOOR PLAN**  
1/16" = 1'-0"



**2 PROPOSED 2ND FLOOR PLAN**  
1/16" = 1'-0"



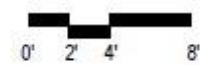
# Proposed Floor Plans



North Elevation facing Dalzelle St.



West Elevation facing the alley



# Proposed Elevations



COMMUNITY SPACE

2081

2087

2099

PROPOSED BUILDING  
(BEYOND)

**E EAST (VERMONT) ELEVATION - PROPOSED**  
1/16" = 1'-0"

2074 VERMONT



PROPOSED BUILDING

**E EAST (VERMONT) ELEVATION - PROPOSED INTERIOR**  
1/16" = 1'-0"

**Proposed East Elevation facing the rear of existing houses**

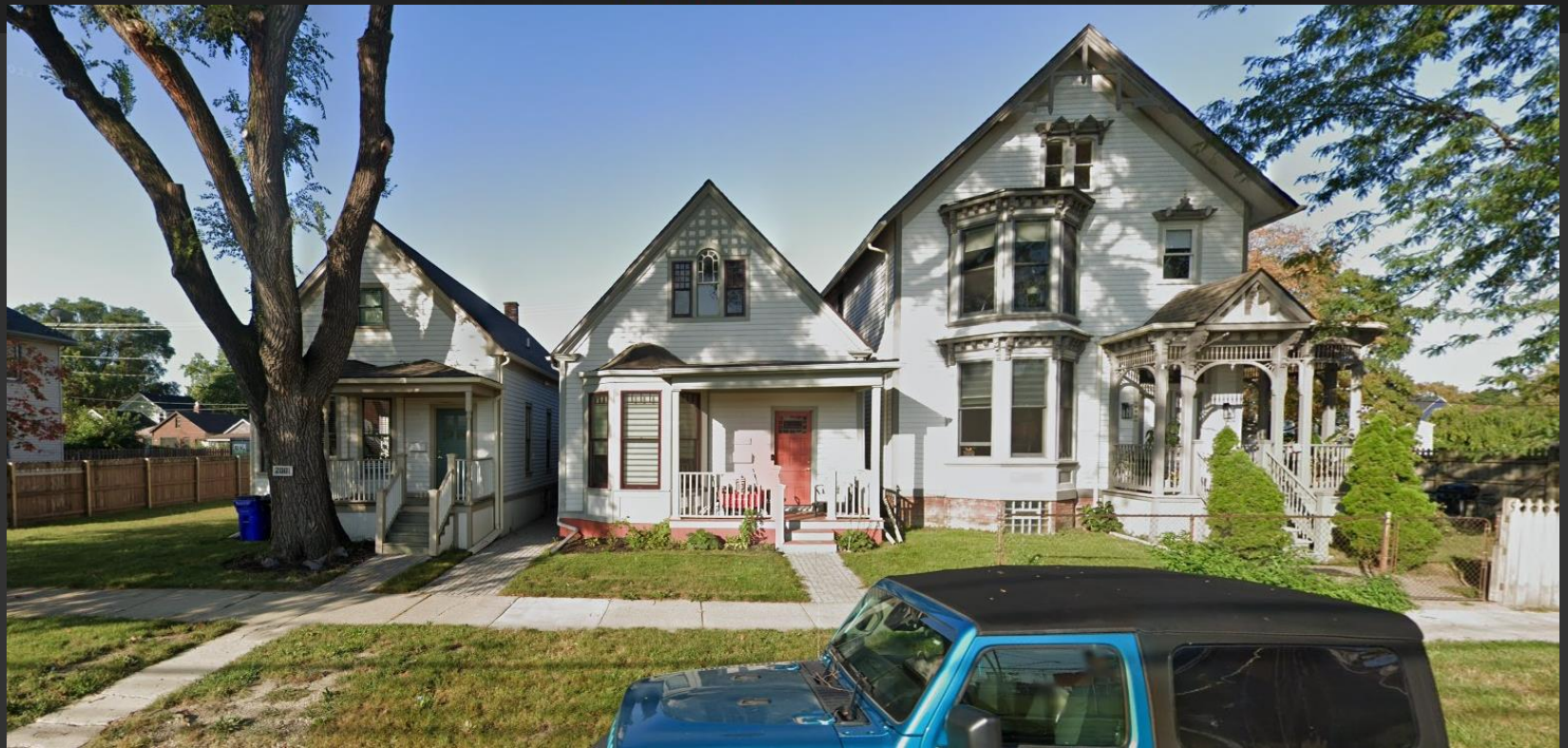




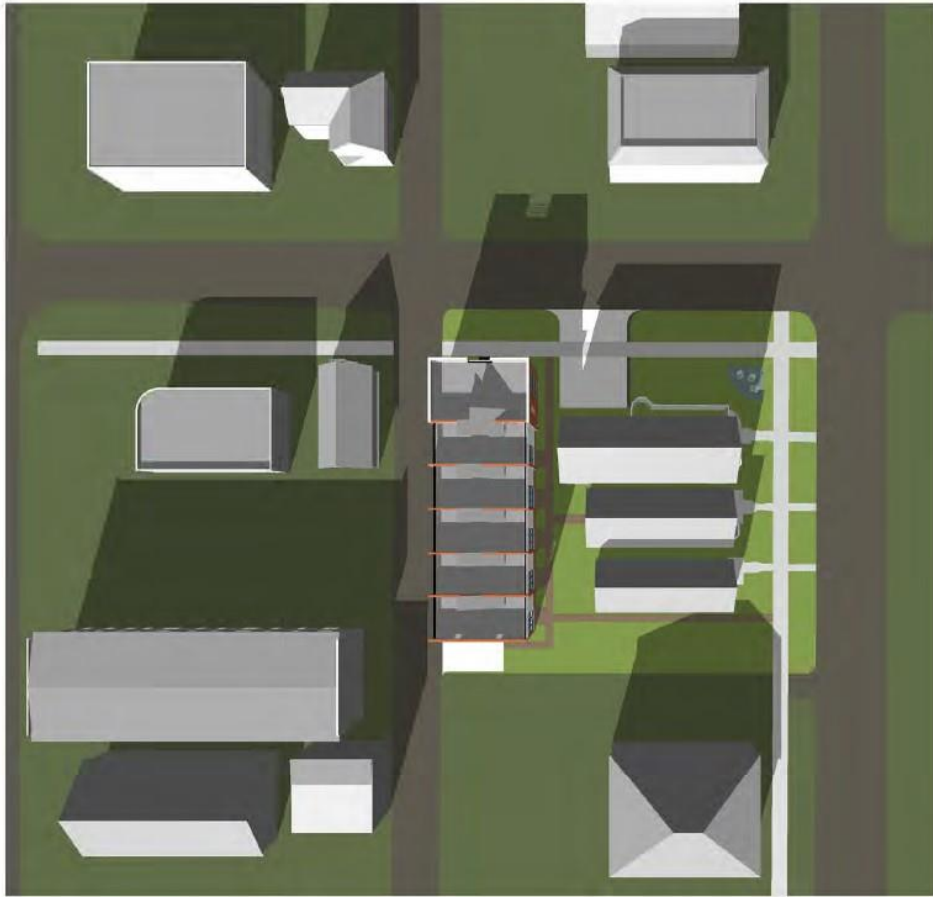
Proposed view from Vermont & Dalzelle looking southwest



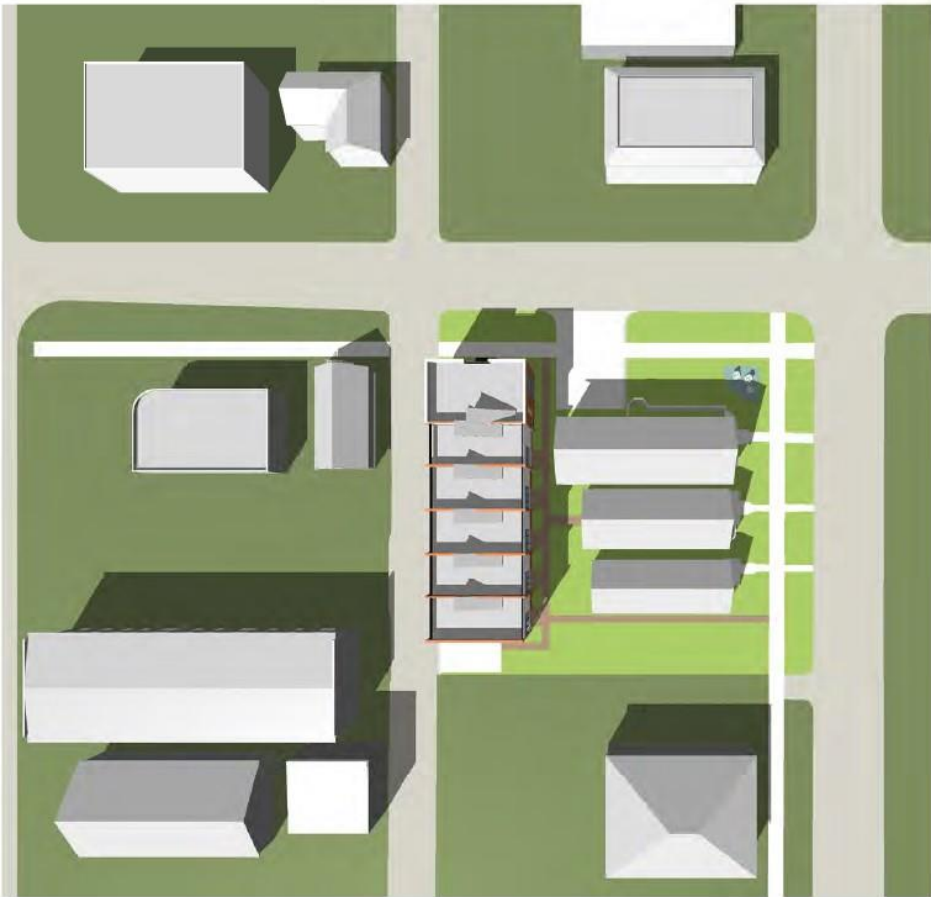
AERIAL VIEW SHOWING PROPOSED CONSTRUCTION



Proposed and existing views from Vermont Street looking west



3D AERIAL VIEW - WINTER SOLTICE (DEC 21)



3D AERIAL VIEW - SPRING EQUINOX (MARCH 21)

SHADOW STUDY 



1938 Sanborn Map showing historic context



May 2019

MAY 2019



PREVIOUS 4 UNIT  
APARTMENT BUILDING  
ON SITE

JUNE 2013

## Analysis of available parking – Dalzelle/Vermont Streets

(One City Block in each direction from proposed development site)

Neighborhood Block	Available On-Street Parking	Residential Parking Demand	Parking Surplus
Dalzelle Street (Rosa Parks-Vermont)	25 Spaces	None	25 Spaces
Dalzelle Street (Vermont-Wabash)	16 Spaces	2000 – Duplex* 2030 – Single Family* 2042 – Four-plex* 2052 – Single Family*	6 Spaces
Vermont Street (Michigan-Dalzelle)	13 Spaces	2249 – Duplex 2241 – Duplex* 2235 – Three-Family 2225 – Single Family 2219 – Single Family* 2213 – Single Family	9 Spaces
Vermont Street (Dalzelle-Marantette)	35 Spaces	2065 – Duplex 2081 – Single Family 2087 – Single Family 2099 – Five-plex*	28 Parking Spaces

\*Residential Dwelling Units that do not have off-street parking.



### Assumptions

- Allowed 25' of curb per parking space (legal parking space is 9' x 20')
- Calculated Parking Needs at 1.25 spaces/dwelling unit
- Rounded up fraction of a space to a full space.

# PROCESS

- Public Hearing scheduled for June 29, 2023
- Hearing delayed to allow additional community engagement
- Public Hearing - January 18, 2024

Notices were mailed to properties within 300 feet, but Legal News notice did not get published

- Continued Public Hearing - February 1, 2024

Proper notice was mailed and published