

# City of Detroit

**Donovan Smith**  
Chairperson  
**Melanie Markowicz**  
Vice Chair/Secretary  
**Marcell R. Todd, Jr.**  
Director

**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

**Kenneth R. Daniels**  
**David Esparza, AIA, LEED**  
**Ritchie Harrison**  
**Lauren Hood, MCD**  
**Gwen Lewis**  
**Frederick E. Russell, Jr.**  
**Rachel M. Udabe**

**TO:** City Planning Commission

**FROM:** Kimani Jeffrey, City Planner

**RE:** The request of Develop Detroit for a Minor Modification of approved plans for a Planned Development commonly known as the Hive re-established by Ordinance 2023-40.

**DATE:** April 4, 2023

## **PROPOSAL**

The development team known as Develop Detroit is requesting a minor modification of approved plans established by Ordinance 2023-40. Attached, please see the proposed changes and phasing of the originally approved PD plans.

## **BACKGROUND**

In 2023 the City Planning Commission received the request of Parkstone Development Partners on behalf of Develop Detroit, to re-establish the plans, terms and conditions of the PD (Planned Development) a PD, zoning classification that currently exist on land generally bounded by Gratiot Avenue, Russell Street, and Maple Street. This request was for the purpose of reestablishing a PD that had lapsed. This request was approved by the CPC and City Council in 2023 and became effective via ordinance 2023-40.

The original 2019 approval that the ordinance re-established was to allow for multiple mixed-use buildings that will host 207 multiple-family dwelling units, and 41,000 square feet (sf) of retail, restaurant and office space. The proposal also includes a parking structure and additional off-street parking spaces. The subject parcel is approximately 2.8 acres and lies along the Gratiot corridor, one of the gateway radial thoroughfares into the downtown Central Business District.

The project now goes by the name, The Hive, but was originally referred to during the entitlement process as Eastern Market Gateway. There are four buildings within the scope of the project. The Russell building (57,786 sf), the Gratiot building (146,675 sf), the warehouse building (26,837 sf) and a parking structure (64,635 sf).

According to Sec. 50-3-98 of the Zoning Ordinance, a PD shall lapse three (3) years from the effective date of approval where the PD has not been completed or an extension granted by the CPC. Ordinance 2019-32 was approved and became effective in October 2019, thus requiring it to be re-established.

The criteria for evaluating the modification of approved plans are for in **Sec 50-3-97**.

*All approved site plans, elevations, and other development proposals, including proposed uses, may be amended, pursuant to the same procedure and subject to the same limitations and requirements by which said plans and proposals were initially approved, provided, that minor changes may be permitted by the City Planning Commission, or its staff where consistent with its bylaws, subject to a finding that such change will not cause any of the following:*

- (1) A change in character of the development; or*
- (2) An increase in the ratio of gross floor area to zoning lot area in excess of five percent; or*
- (3) An increase in coverage by structure, unless justified by changes in other factors; or*
- (4) A reduction in approved open space or off-street parking and loading space, unless justified by changes in other factors;*
- (5) The creation of, or increase in, injurious effects to land uses that are in the immediate vicinity; or*
- (6) The establishment of a medical marijuana facility or adult-use marijuana establishment.*

A full presentation will be provided by the developer.

Attachment: Proposed Minor Modification Slide Deck

cc: Antoine Bryant, Director, PDD  
Greg Moots, PDD  
Kevin Schronce, PDD  
David Bell, Director, BSEED  
Conrad Mallett, Corporation Counsel  
Daniel Arking, Law