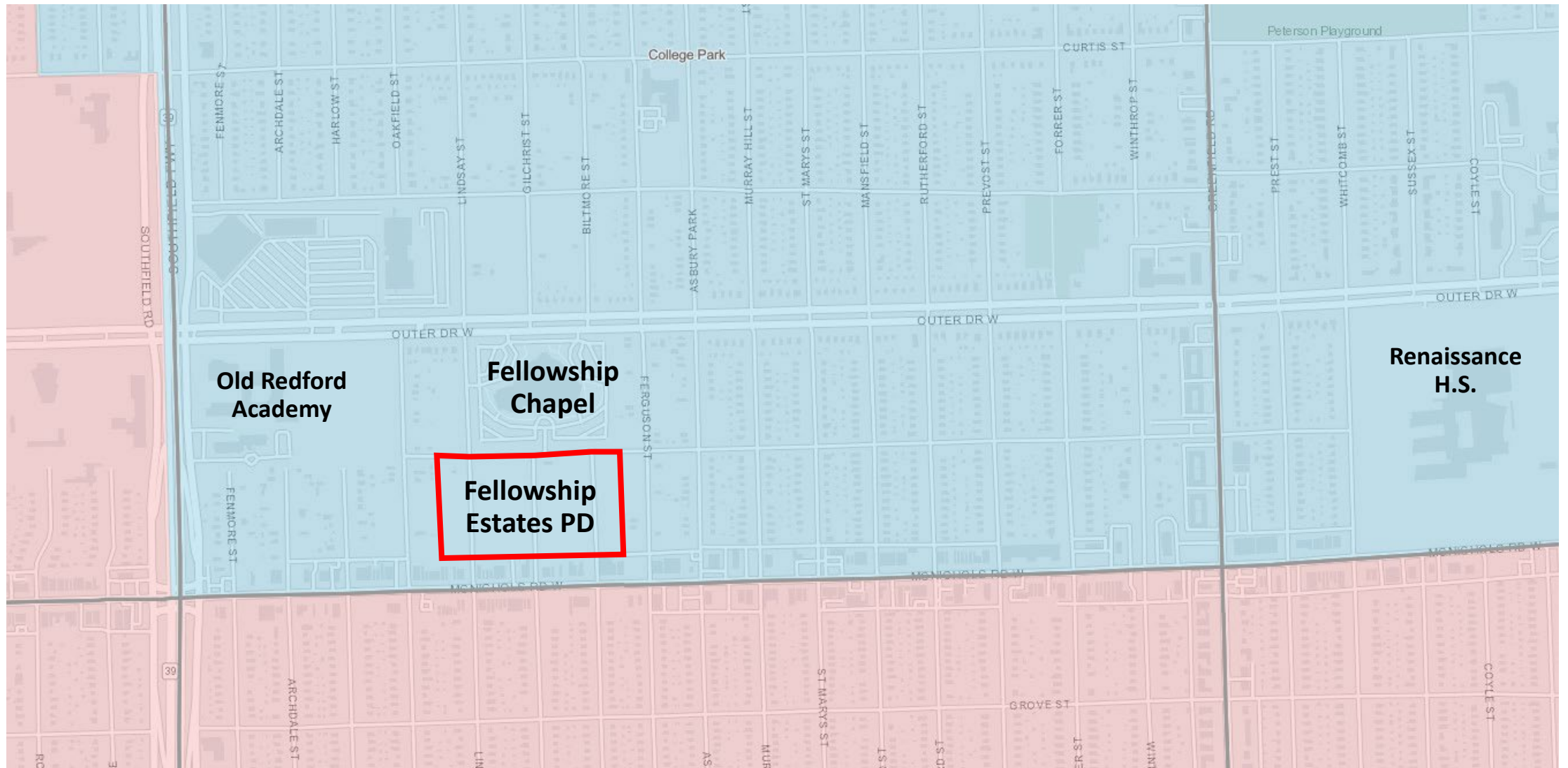


AGENDA III.A.

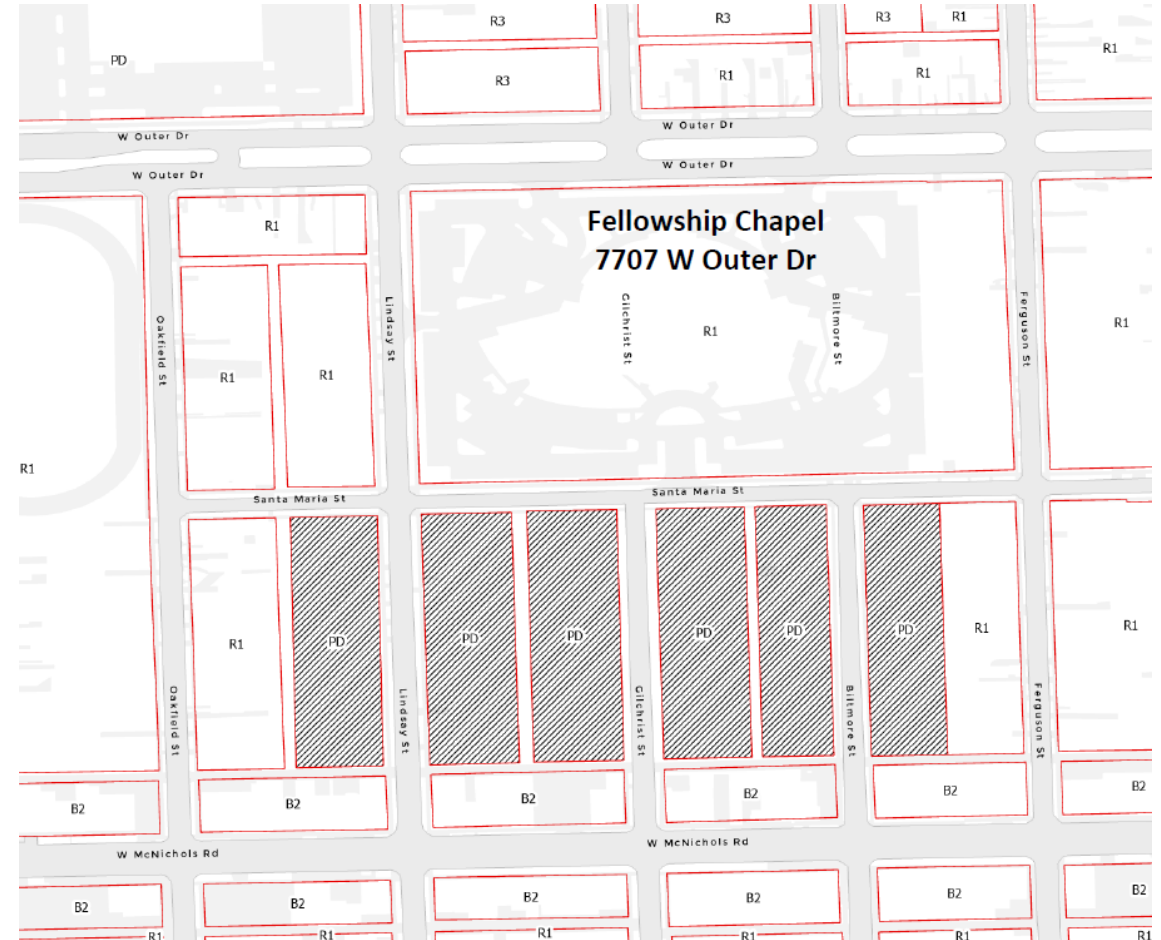
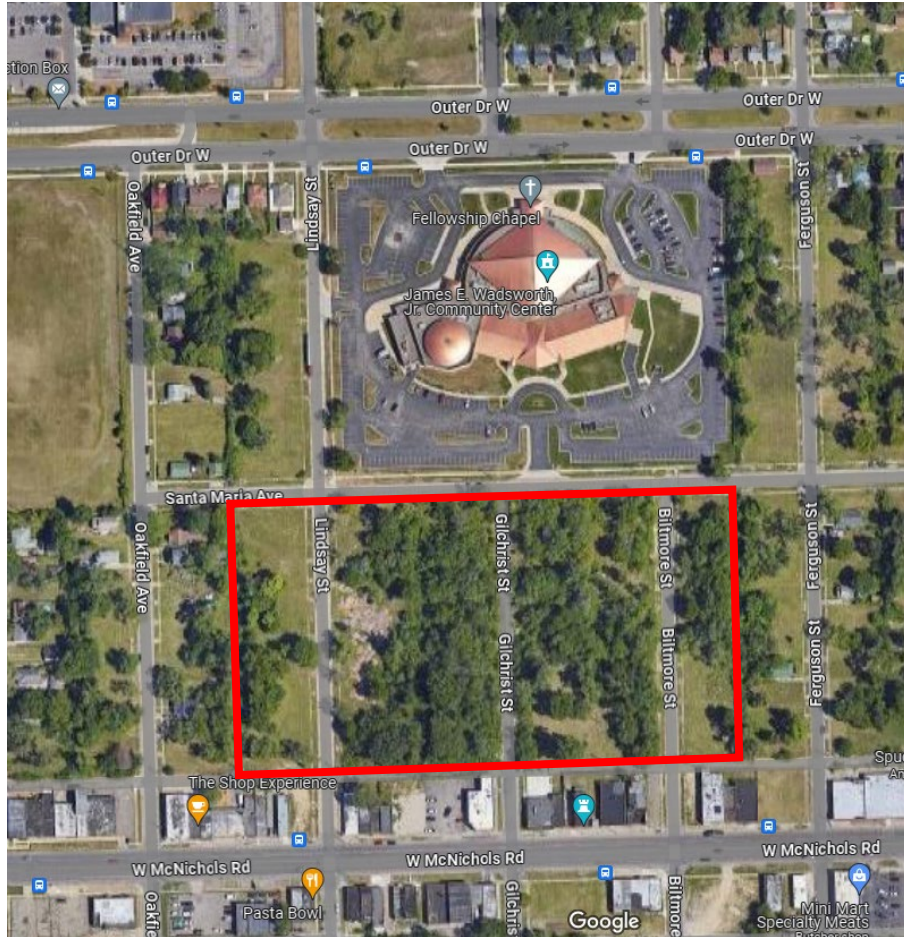
5:15 PM PUBLIC HEARING

to consider the request of James Pappas of Fusco, Shaffer, & Pappas Architects to modify the plans for the existing PD (Planned Development) zoning classification for the multi-block area generally bounded by Santa Maria Street to the north, the rear lot lines of parcels along Biltmore Street to the east, the rear alley along the north side of West McNichols Road to the south, and the rear alley of Lindsay Street to the west.

Council District 2, College Park

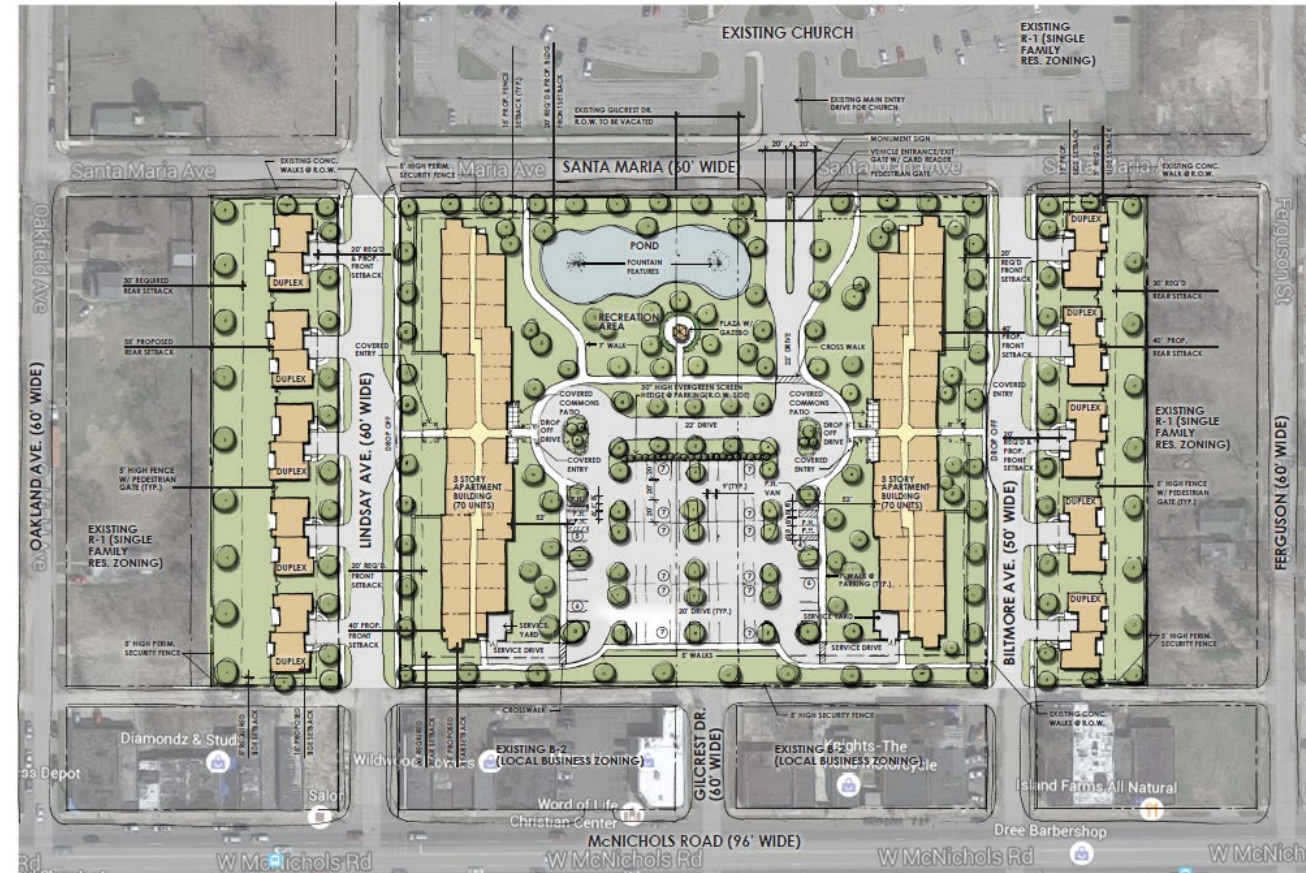


Council District 2, College Park



Background

- 2005: Church requested to rezone to R3, amended to PD in 2006 and approved
 - Middle: eight 12-unit MF buildings
 - Ends: 12 SF dwellings each end (24 du)
 - 120 units total
 - Was not developed due to economy
- 2015: New developer requested PD mod. to reestablish project as senior housing
 - Middle: two 70-unit MF buildings
 - Ends: five 2F dwellings each (20 du)
 - 160 units total (+40 from 2006)
 - Approved with 4 Conditions
 - Was not developed

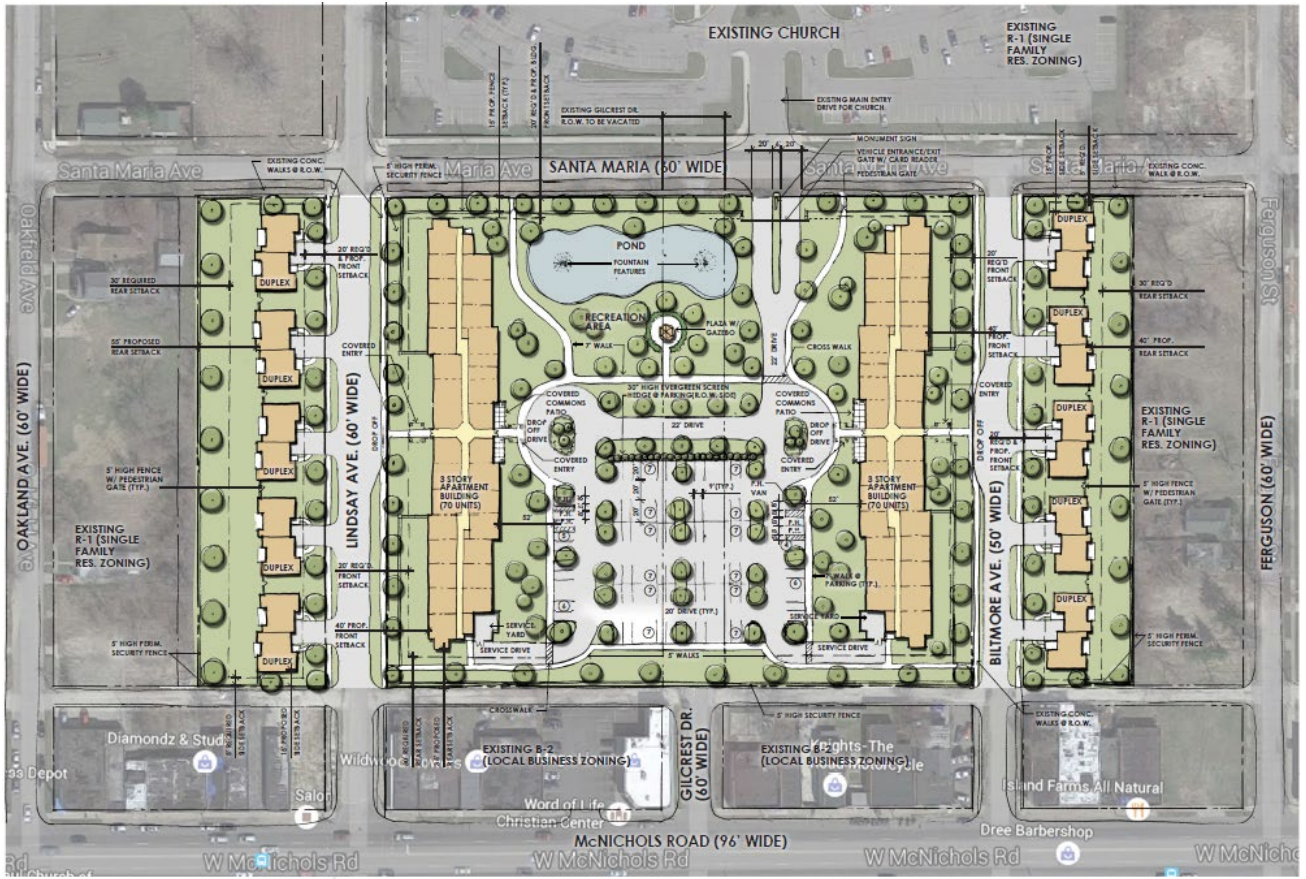


2016 Approved Conceptual Plan

2016 Elevations



FRONT ELEVATION
DUPLEX

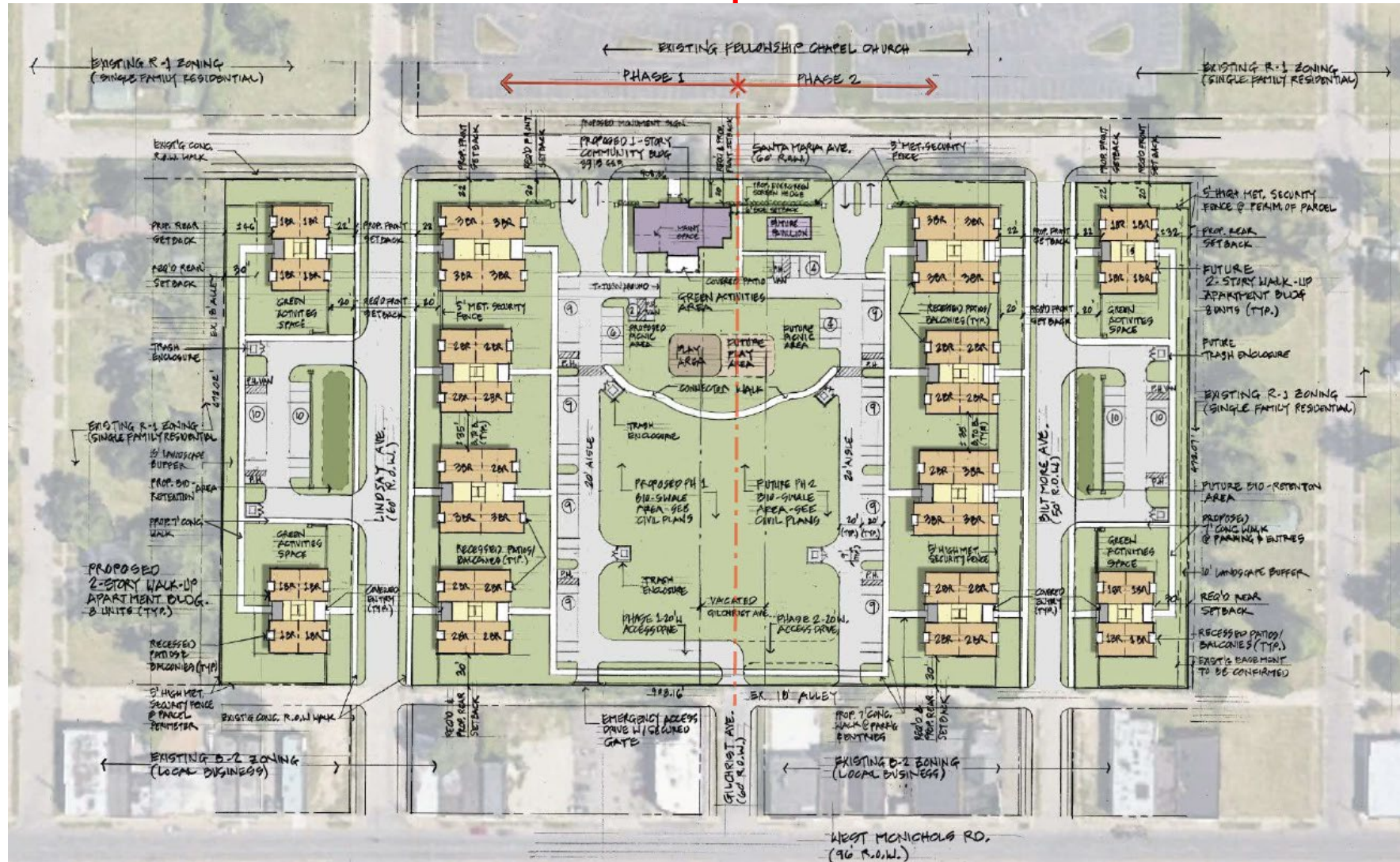


FRONT (STREET) ELEVATION
APARTMENT BUILDING

1/16" = 1'-0"

Proposal

Phase 1 (Lindsay St) | Phase 2 (Biltmore St)



Proposal – Middle

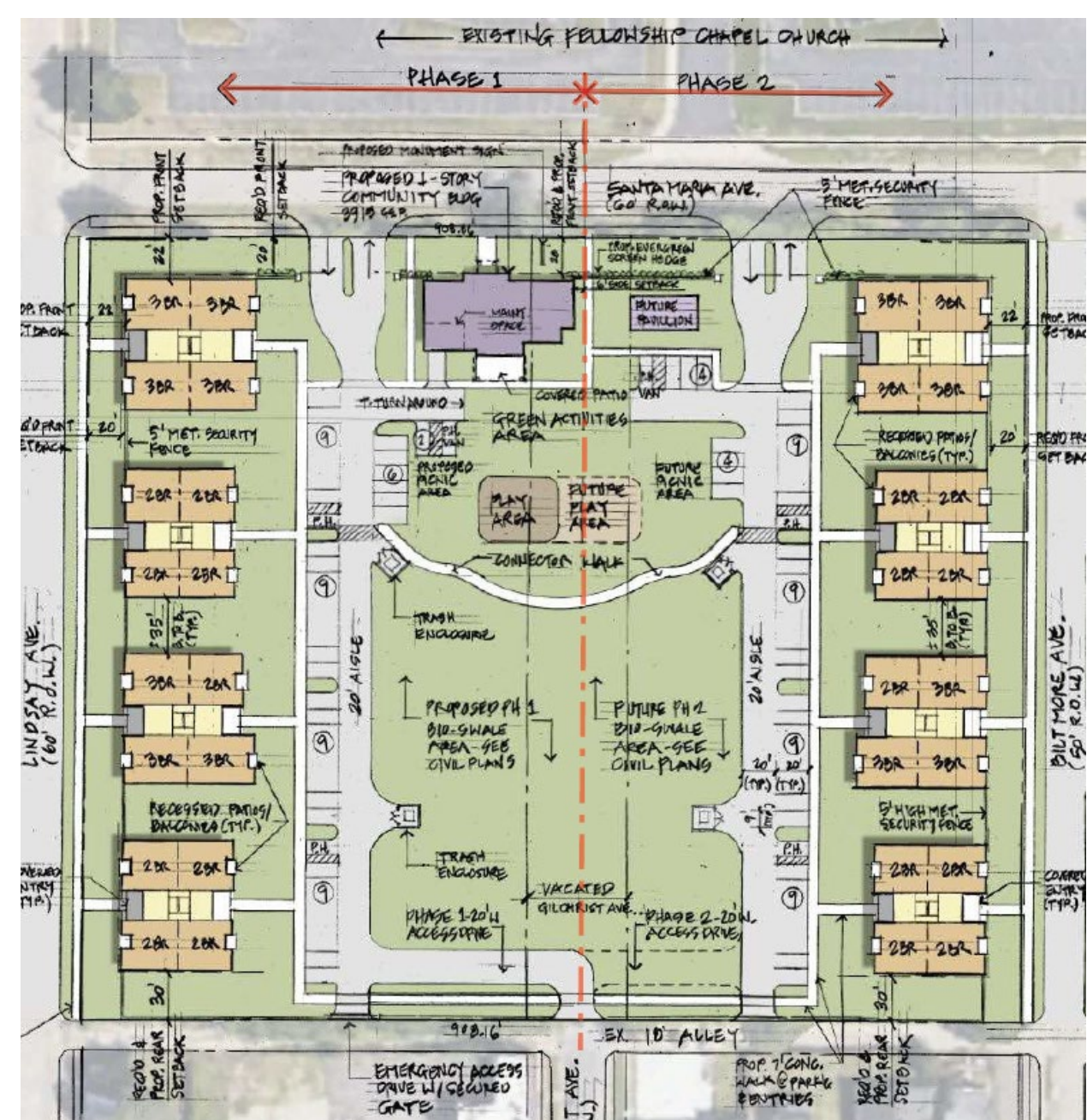
- West and east frontages mirror each other
- Goal to create a continuous street walls

Phase 1

- Lindsay St (east frontage)
 - Four, two-story MF buildings
 - 8 units each (9 2bd, 7 3bd)
 - Community center building

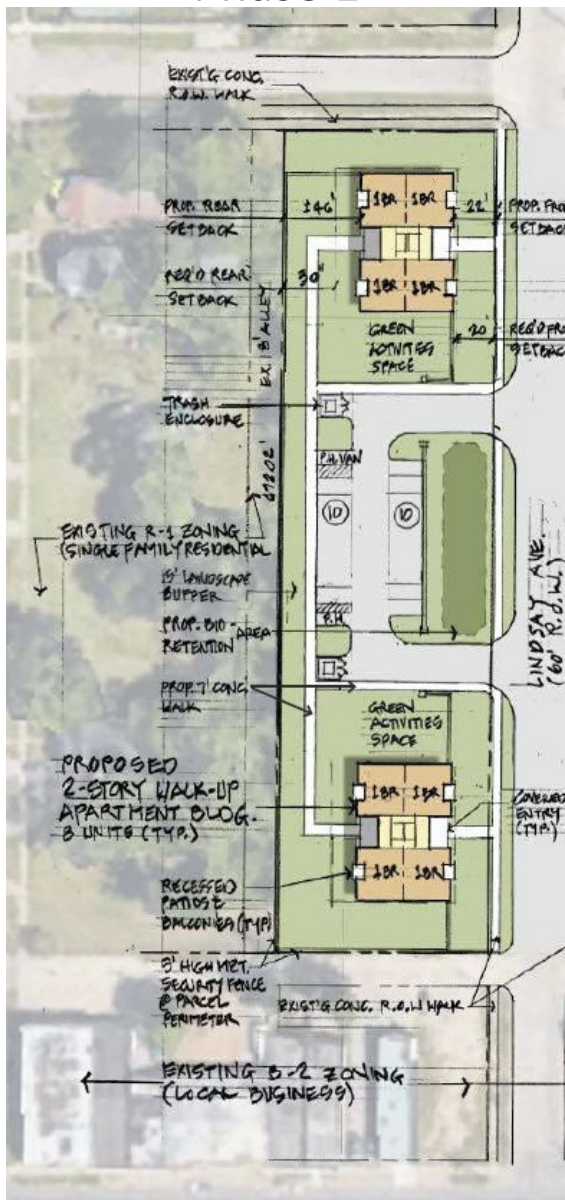
Phase 2

- Biltmore St MF buildings
- Expanded access, parking, stormwater bio-retention, and amenities



Proposal – Ends

Phase 1



- West and east frontages mirror each other

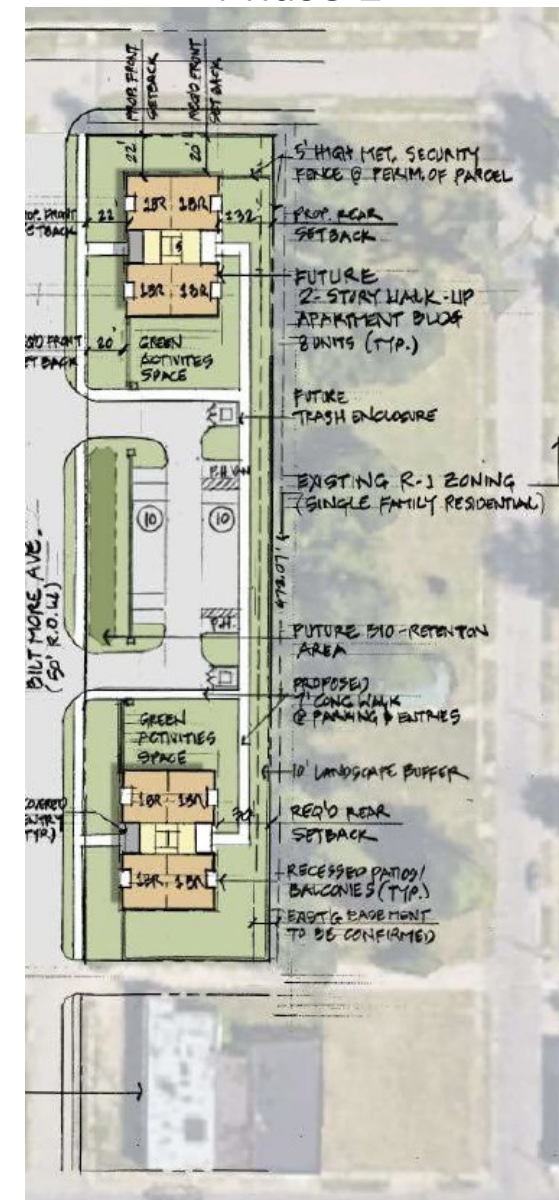
Phase 1

- Lindsay Ave (west frontage)
 - Two, two-story MF buildings
 - 8 units each (all 1bd units)
 - 20-space parking lot (1.25/unit)

Phase 2

- Biltmore Ave MF buildings and parking

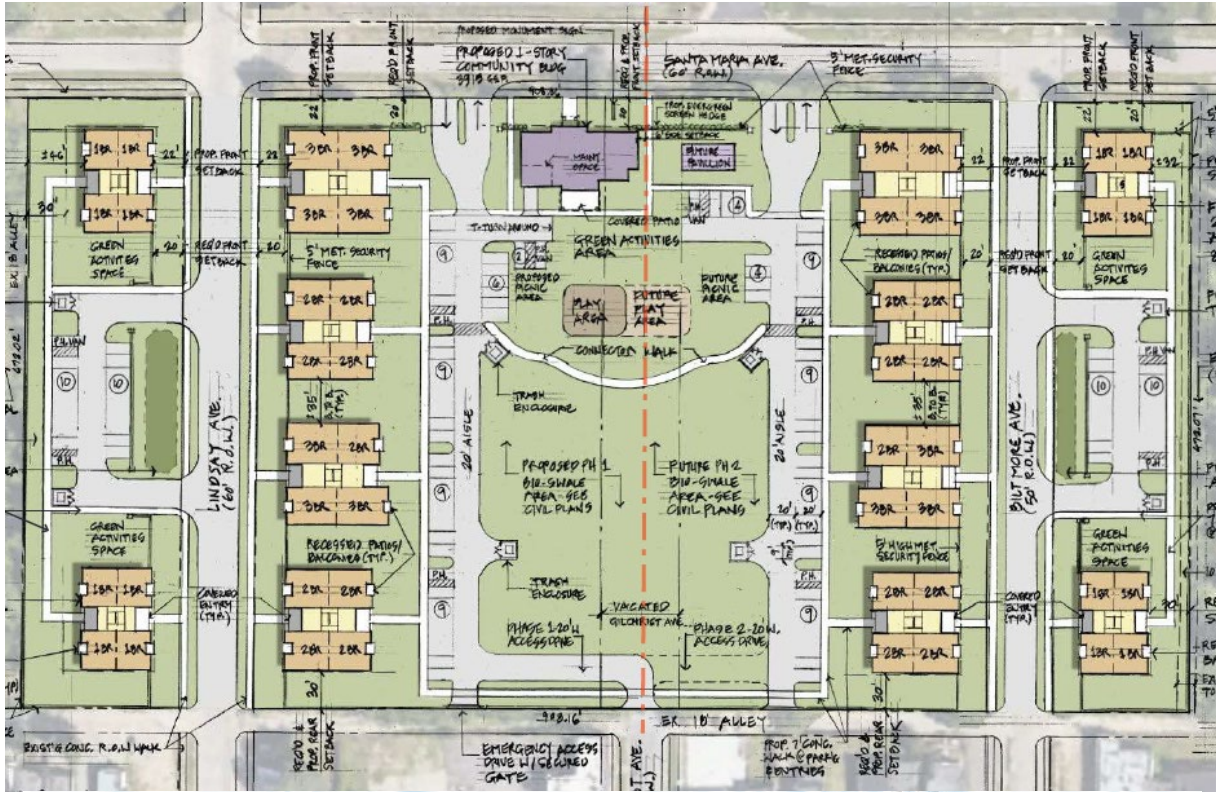
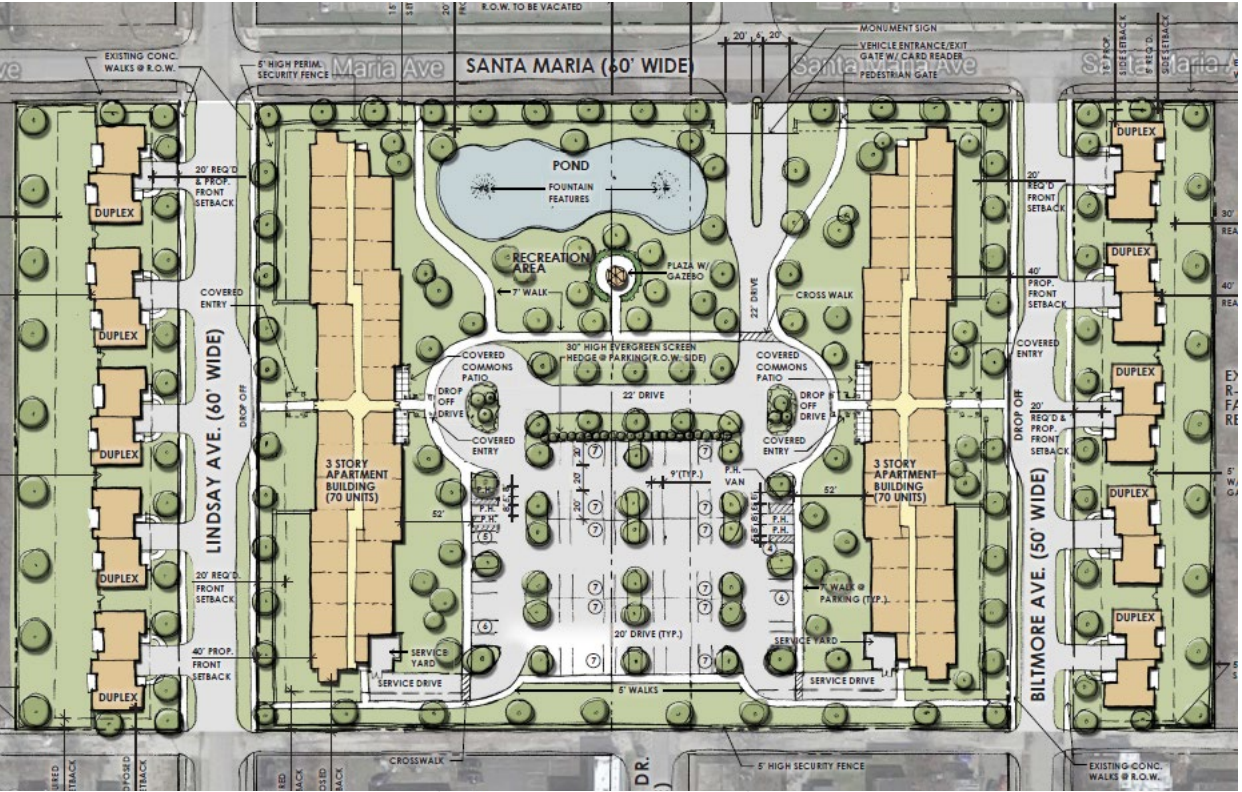
Phase 2



2016-2024 Comparison

2016 Approved Conceptual Plan

Proposed Conceptual Plan



FRONT (STREET) ELEVATION
APARTMENT BUILDING
1/16" = 1'-0"



FRONT ENTRY ELEVATION (EAST SIDE-LINDSAY AVE.)
1-BEDROOM UNIT BUILDING - REAR ELEVATION SIM.
1/8" = 1'-0"



FRONT ENTRY ELEVATION (WEST SIDE-LINDSAY AVE.)
3-BEDROOM UNIT BUILDING - REAR ELEVATION SIM.
1/8" = 1'-0"

Master Plan Consistency (P&DD)

Impact on Surrounding Land Use

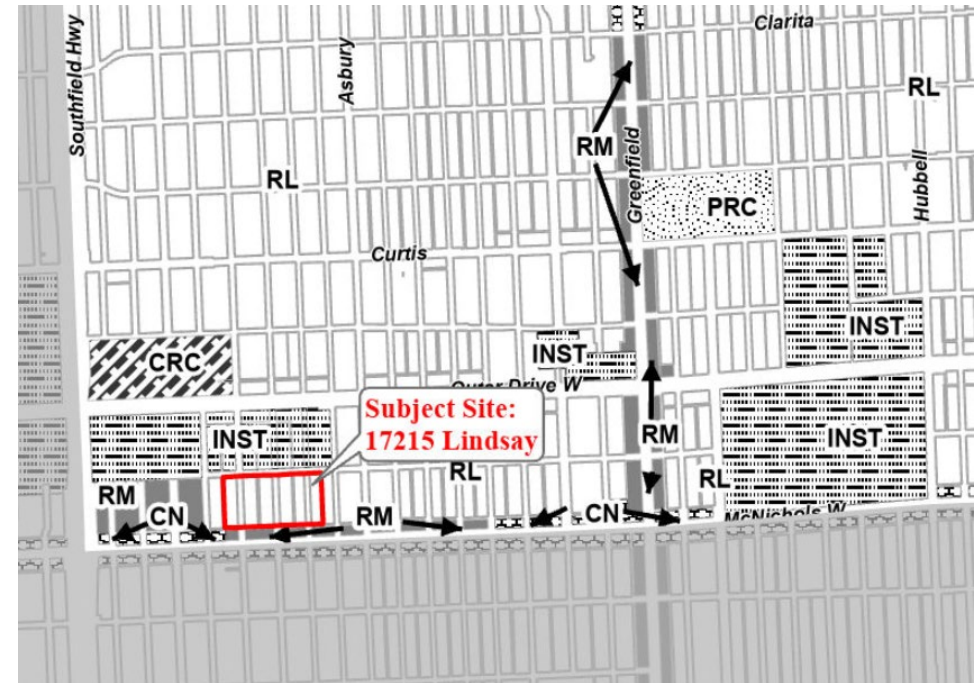
The previously approved plans contained significantly more units. The requested modifications will reduce the impact on the surroundings from what was previously approved.

Impact on Transportation

As the number of units has decreased, a reduction in traffic is anticipated impact. A bus route exists on W. McNichols just to the south. Access would be from Santa Maria and from the existing north-south streets.


Master Plan Interpretation

The area to be rezoned is in the Greenfield neighborhood. The area is designated Low Density Residential (RL). Such areas "... should have an overall density of up to 8 dwelling units per net residential acre. The areas are often characterized by single family homes with front yard setbacks and driveways with garage or off street parking." The rezoning is **generally consistent** with the RL designation.



Map 9-2B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 9
Greenfield



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (LI)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)

April 24 Community Meeting

- Postcard notification mailed to residents in immediate area
- Letters mailed to local block clubs and neighborhood churches
- Flyers distributed to businesses
- Phone calls and door-to-door
- Development team presented
- Questions and comments provided to development team



INFORMATIONAL COMMUNITY MEETING

Who: Amanda Community Development Corporation

**What: Presentation of the Proposed Fellowship Estates.
A 48-unit new construction housing development project (Lindsay and Santa Maria).**

**Where: Fellowship Chapel Church (West Entrance)
7707 W. Outer Drive, Detroit, MI 48235**

When: Wednesday, April 24, 2024

Time: 5:30 PM - 7:30 PM



