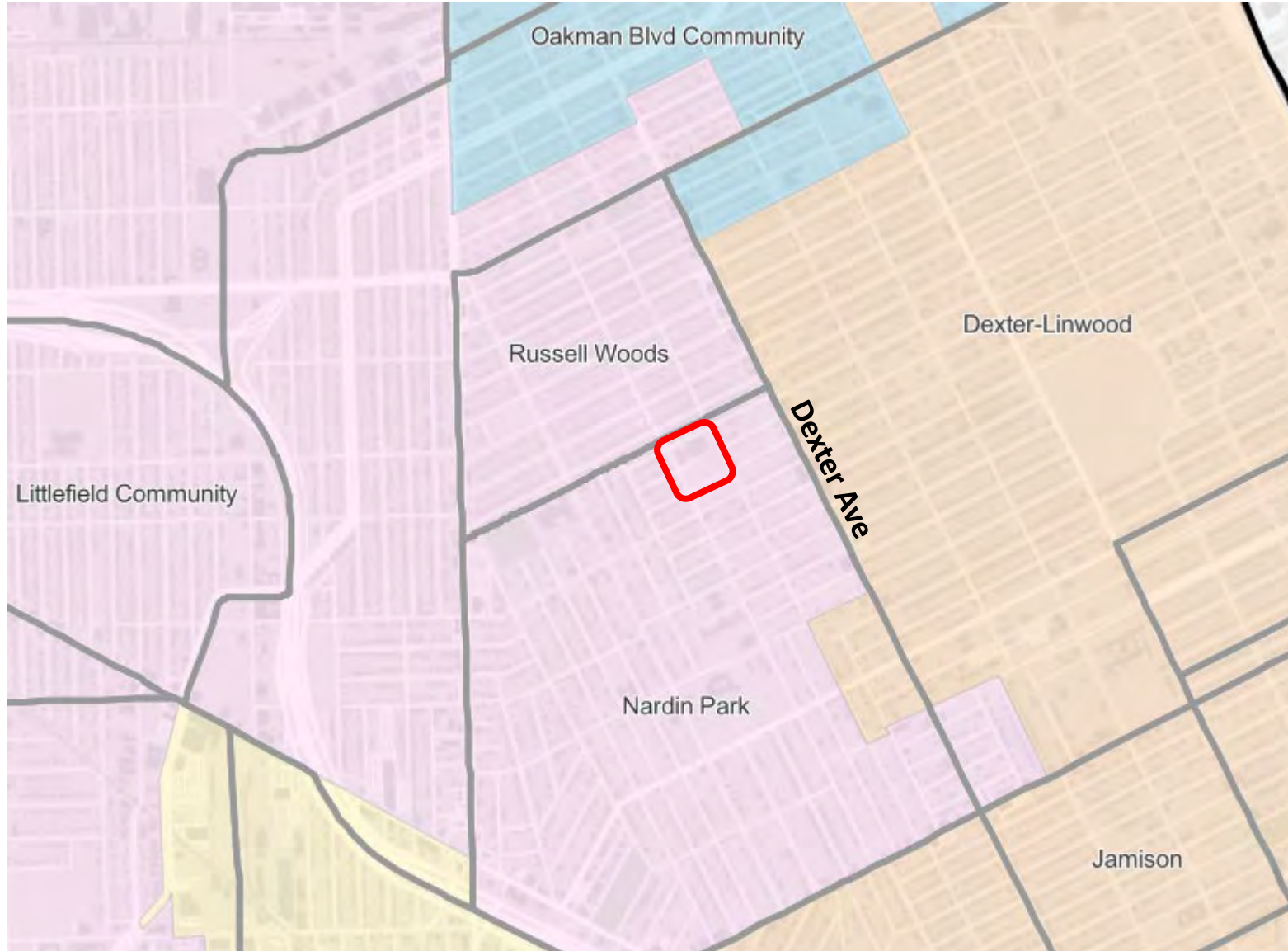


AGENDA III.A.

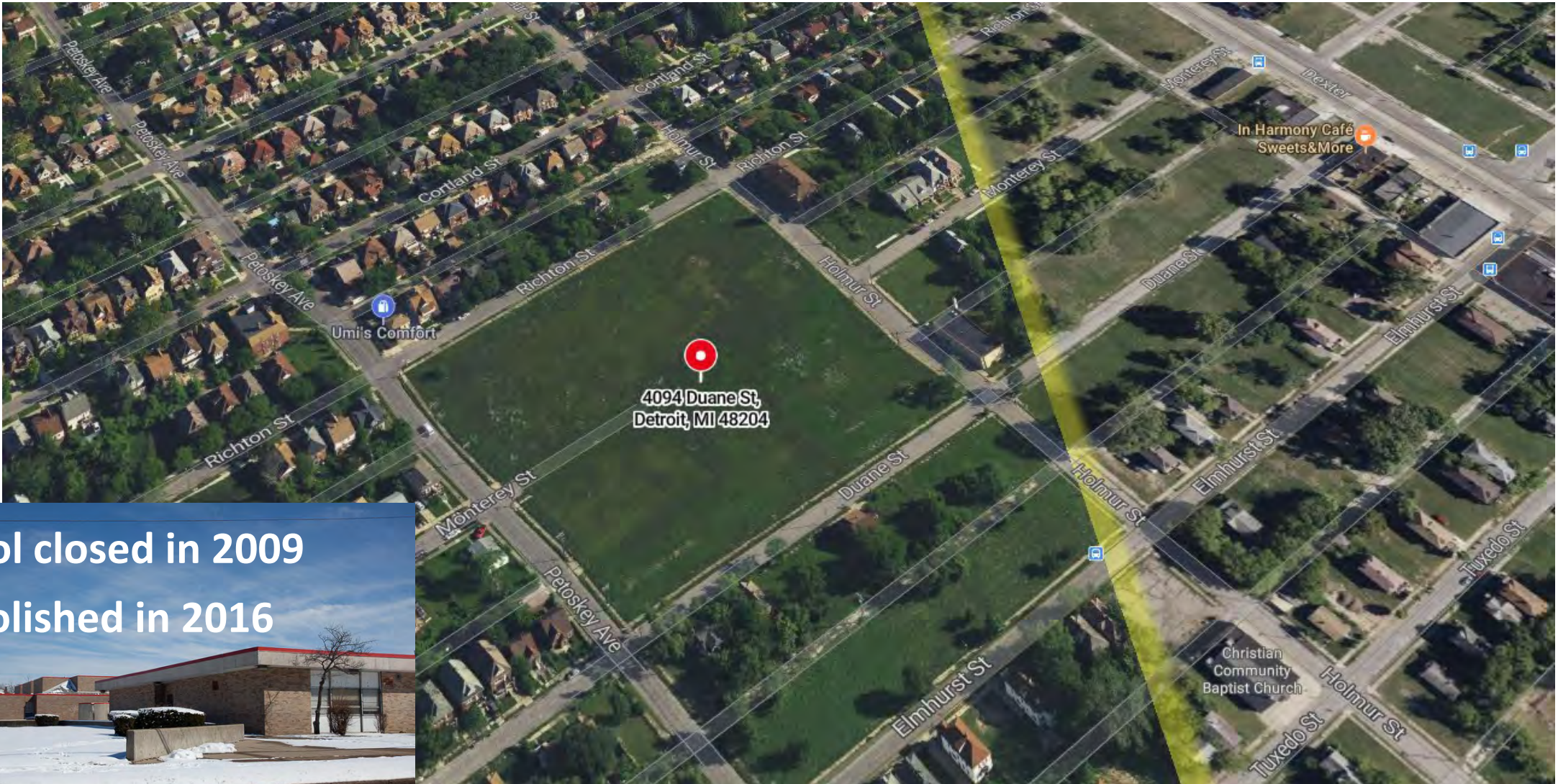
5:15 PM PUBLIC HEARING

To consider the request of Wallick Development, LLC, to amend Article XVII, Section 50-17-49, District Map No. 47 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where an R2 (Two-Family Residential District) zoning classification is shown at 4094 Duane Street. The proposed rezoning area is the block bounded by Richton Street on the north side, Petosky Avenue on the west side, Duane Street on the south side, and Holmur Street on the east side.

Council District 7, Nardin Park



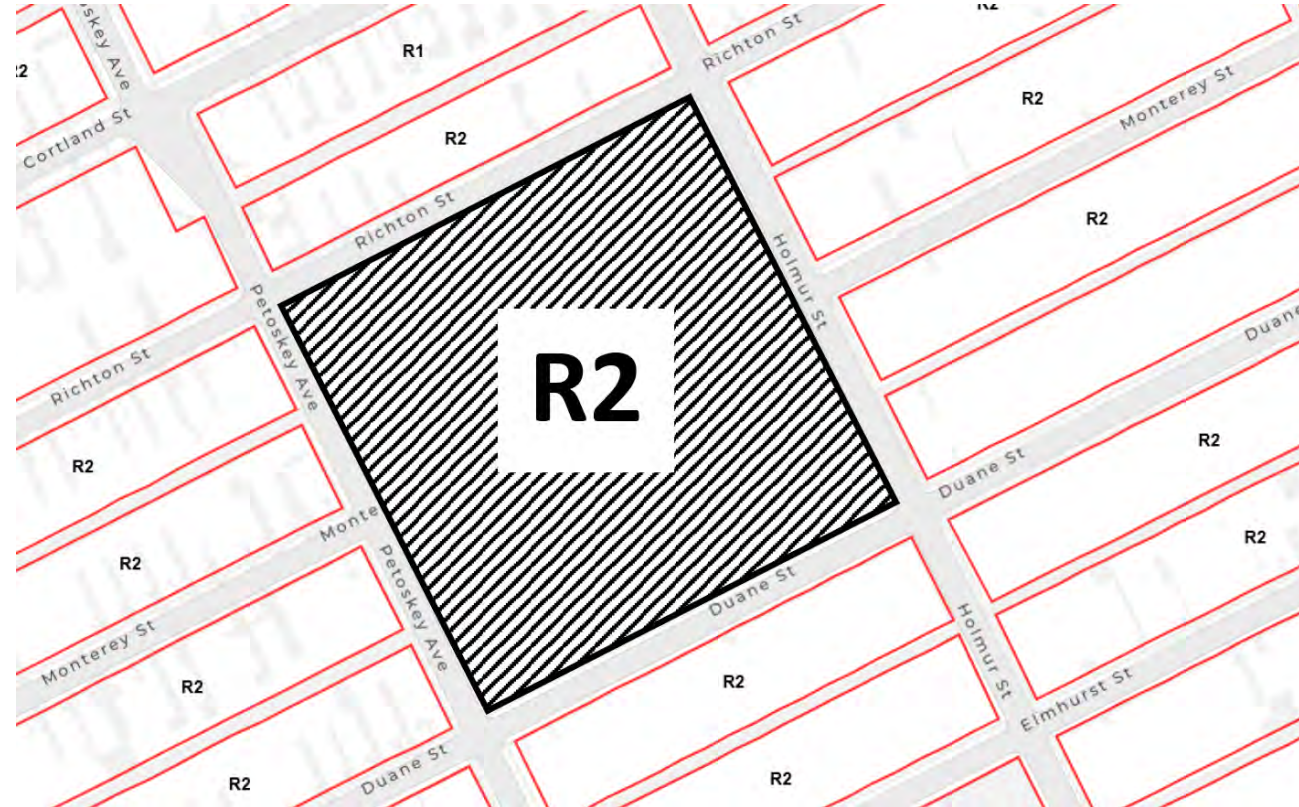
4094 Duane St. – Formerly Alice Birney Elem.



School closed in 2009
Demolished in 2016

Source: Detroiturbex.com

4094 Duane St.



Looking south at site



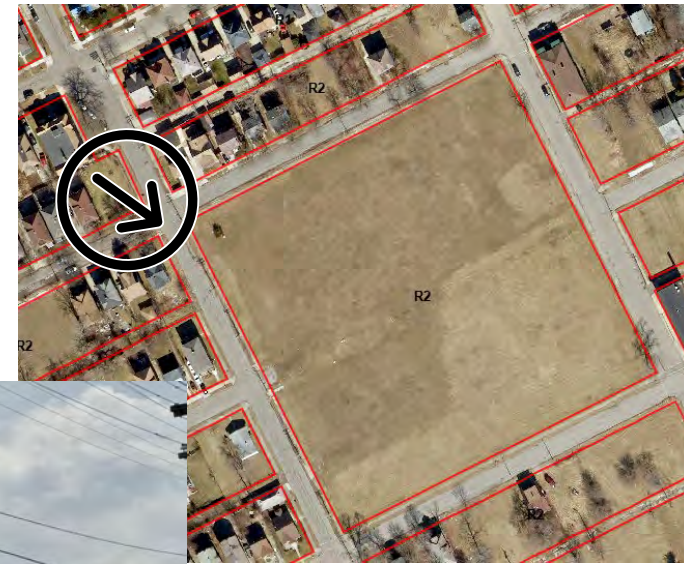
Intersection of Richton & Holmur



Intersection of Richton & Petoskey



Intersection of Richton & Petoskey



Looking north down Petoskey

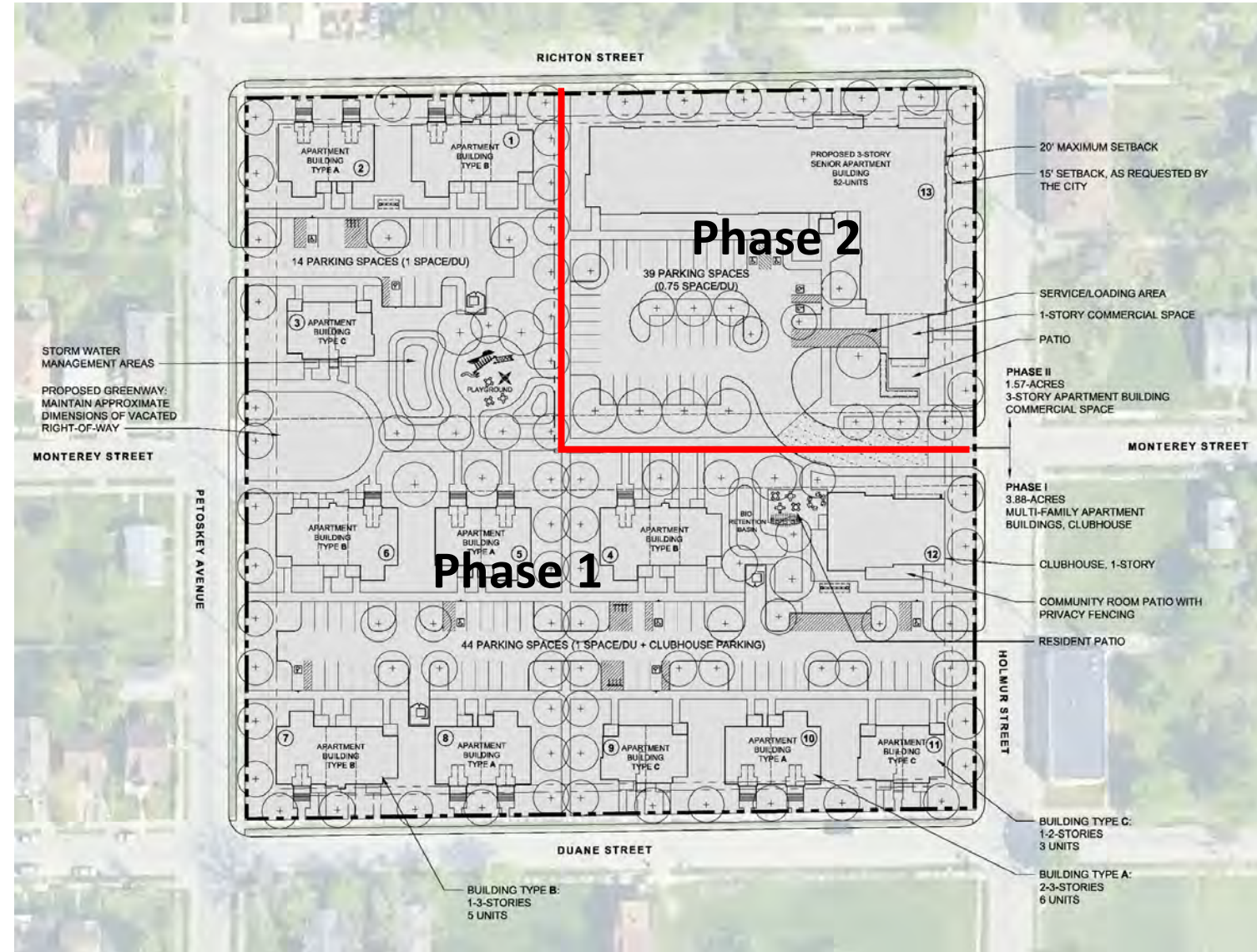


Looking north at site



Proposal

- SD1 requested to permit multiple-family dwelling units
- R2 permits only 1 multiple-family building, with no more than 8 units
- Owner is City of Detroit
- HRD has selected an RFP response from the developer for acquisition and development of MF housing
- Phase 1
 - 11 multiple-family buildings
 - 52 units total
 - 13 1bd, 28 2bd, 12 3bd
 - Clubhouse and other features



Conceptual Building Elevations

Type A ▶
4 buildings
6 units each



Building Type A



Building Type B

◀ **Type B**
4 buildings
5 units each

Type C ▶
3 buildings
3 units each



Building Type C



Clubhouse

Materials



Vinyl Siding - colors vary



Hardie Architectural Panel - colors vary



Tan Brick



Faux Wood Architectural Siding



Asphalt Shingle Roof



Aluminum Window Framing

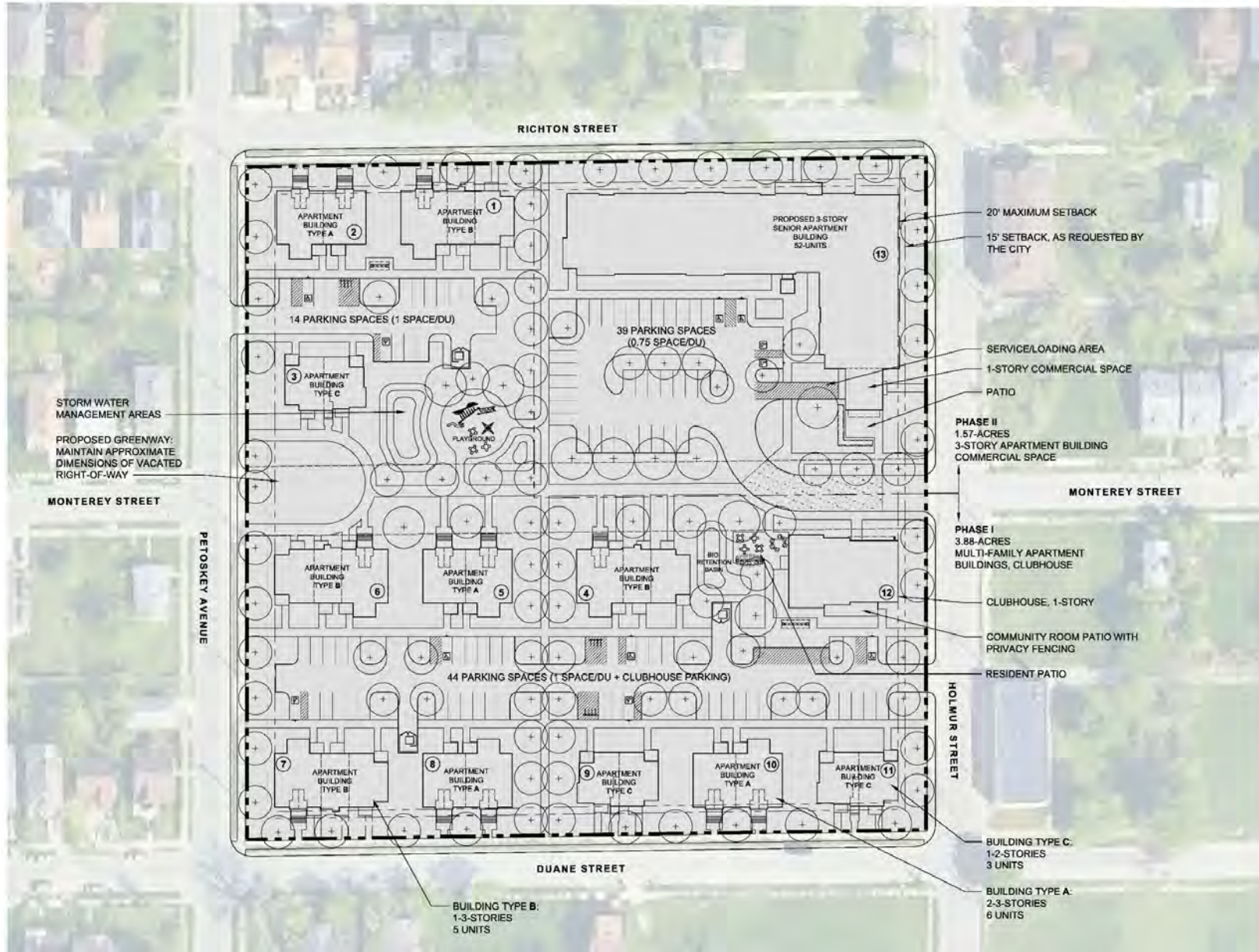


Cast Stone Headers and Sills

Senior Building Examples



Conceptual Site Plan



SITE DATA

Address: 4094 Duane Street
Existing Zoning: R2

Acreage: Phase 1: +/- 169,150-SF, 3.88-Acres
Phase 2: +/- 68,535-SF, 1.57-Acres
Total: +/- 237,685-SF, 5.45-Acres

Proposed Use: Phase 1: Multi-family apartment buildings, 3-7 units per building
53 units total (13 one-bedrms, 28 two-bedrms, 12 three-bedrms)
Clubhouse w/ management offices
Phase 2: Senior apartment building, elevator, 52 units total
+/- 800-sf Commercial Space

Proposed Zoning: SD1, Special Development District
Minimum Lot Size: 7,000-sf Required; 237,685-sf Provided
Minimum Lot Dimension: 70' Required; 485' Provided
Rec Space Ratio ("RSR"): 0.07 Required

Phase 1: Multi-family + Clubhouse = 73,430-SF
Phase 2: Senior Apt + Commercial SF = 53,960-SF
Total Gross Floor Area = 127,390-SF x 0.07 =
8,918-SF Required / 35,150-SF Provided

Height: Phase 1: 1 to 3-stories, +/- 35'-0" to top of tallest parapet
Phase 2: 3-stories, +/- 47'-6" (50' max allowed)

Building Setback: 0'-0" Minimum; 20'-0" Maximum
Shown at 15'-0" to 20'-0"

Building Separation: +/- 25'-0" Provided

Parking: Phase 1: 53 spaces (1.0 Spaces/Unit Req) + 5 clubhouse spaces
Phase 2: 39 spaces (0.75 Spaces/Unit Req.)

Parking Dimensions: 9'x20' Stalls Required/Provided
20' Drive Aisle Width Required/Provided

Loading: 1 Space Required/Provided in each phase, 12'x55'

Bicycle Parking: Provided throughout the site
Refuse: Enclosed dumpsters

All landscaping shown is placeholder only. The landscape plan, provided by a landscape architect, will comply with code requirements.

----- ZONING BOUNDARY