



**SR-1 – SUMMARY STAFF REPORT (03-10-2026 REVISED)**

*This report, prepared by staff, summarizes the proposed scope of work, the existing conditions at the property, and any factual background information. No PDD/HDC staff analysis/opinion is included.*

**ADDRESS:** 3116 PARK

**MEETING DATE:** 03-11-2026

**APPLICATION NUMBER:** HDC2025-00693

**HISTORIC DISTRICT:** PETERBORO-CHARLOTTE

**APPLICANT/ARCHITECT:** JUSTIN FIEMA/SMITHGROUP

**DEVELOPER:** GEORGE ROBERTS/CIVIC COMPANIES

**OWNER:** LANDY LAND, LLC

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 11-10-2025

**DATE(S) OF STAFF SITE VISIT:** 11-26-2025

**SCOPE PHRASE FOR AGENDA:** CONSTRUCT PARKING LOT

**PUBLIC HEARING PER 21-2-77:** YES

**SUMMARY OF SCOPE OF WORK:**

*Based on staff review of the submitted documents, the following work is proposed:*

- The applicant proposes to grade and pave the parcel for use as a parking lot, per the submitted drawings and documentation.
- The surface lot will be enclosed with a 4' concrete block wall and features 17 parking spaces drained via riprap into a bioretention buffer at the east property line. Pedestrian entrances to the sidewalk are cut through at both the Park and Charlotte sides; vehicle entrance is accommodated off of Charlotte via a curb cut in the same location as the existing pavement.
- Light poles, signs, gates, and boulders are also included.

**MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A COMPLETE SCOPE OF WORK:**

- **The apparent site plan visible in the presentation deck file has other features (trees, and possibly a site wall) not depicted on the formal site plan submitted in the application.**

**EXISTING CONDITIONS:**

- The subject parcel is an approximately quarter-acre (12,600 SF) vacant lot at the northeast corner of Charlotte Street and Park Avenue. The parcel is situated at the southwest corner of the single-block Peterboro-Charlotte Historic District, putting it in the district's outer corner. It was vacant when the district was established, and became heavily overgrown until recent clearance. There is an apparent curb cut to Charlotte at the southern end of the lot, and a paved concrete path through the parcel, with some evidence of other broken paving.



Staff photo, view to the north along Park, 11-26-2025



Detroit Parcel Viewer

**BACKGROUND INFORMATION:**

- This application was previously docketed for the Commission’s review at the December 2025 meeting but was withdrawn by the applicant before consideration.
- The developer has submitted two presentation decks with additional contextual information and updates to the Commission.

**DISTRICT INFORMATION/SIGNIFICANCE:**

- The Peterboro-Charlotte Historic District was established in 1984. A turn-of-the-century (1881-1908) Period of Significance (POS) has previously been proposed by HDC staff. No specific POS is given in the HDAB report.
- Link to [District Elements of Design](#)
- The property is a non-contributing resource with no historic features or elements.

**REPORT PREPARED BY: GL**