

Lesley C. Carr, Esq.
Chairperson
Lisa Whitmore Davis
Vice Chair/Secretary

City of Detroit

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

Brenda Goss Andrews
Thomas Christensen
Karen M. Gage
Frederick E. Russell, Jr.
Arthur Simons
Roy Levy Williams

City Planning Commission Regular Meeting
November 7, 2013, 5:00 PM
Committee of the Whole Room
13th Floor – Coleman A. Young Municipal Center
Woodward at Jefferson
(use Randolph Street entrance after 5:30 PM)

AGENDA

I. Opening

- A. Call to Order – 5:00 PM
- B. Roll Call
- C. Amendments to and Approval of Agenda

II. Minutes

- A. Approval of minutes of the Regular Meeting of July 18, 2013
- B. Approval of minutes of the Regular Meeting of October 3, 2013 (**TENTATIVE**)

III. Public Hearings and Presentations

- A. **5:00 PM PRESENTATION** – request of Matt Ward owner of Lahser Tire Inc., to amend Article XVII, District Map No. 73 of Chapter 61 of the 1984 Detroit City Code, Zoning, by rezoning properties Generally bounded by Grand River Ave., Cooley, Willmarth, Lahser and Redford from the current B3 (Shopping District) zoning classification to a B4 (General Business District) zoning classification. The subject properties are more specifically known as 22100, 22116, 22120, 22124, 22132, 22200, and 22250 as well as 17425 Lahser. (MT) *20 mins.*
- B. **5:20 PM PRESENTATION** – proposed text amendment to the Chapter 3 of the 1984 Detroit City Code deleting Sec 3-4-1 to remove the prohibition of projecting signs over Woodward Ave. and the request of Midtown Inc. to amend Chapter 61 of the 1984 Detroit City Code, Zoning, by revising the provisions of the SD1 (Special Development District—Residential/Commercial) and the SD2 (Special Development District, Commercial/Residential) zoning district classifications. (GM) *30 mins.*

- C. **6:00 PM PRESENTATION** – request of Norstar Development USA, L.P (developer) and the Detroit Housing Commission to modify the plans for the existing PD (Planned Development) zoning district presently shown on land comprising the central portion of the former Herman Gardens Housing Complex now known as Gardenvue Estates, which is generally bounded by Joy Road, Tireman Street, Asbury Park Avenue, and the Southfield Freeway. The request would modify the existing PD created by ordinance #15-10 of 2010 and amend Article XVII, District Map No. 40 of Chapter 61 of the 1984 Detroit City Code, Zoning. (GM/MT) *30 mins.*

IV. Unfinished Business

- A. Consideration the request of Henry Ford Health Systems, to amend Article XVII, District Map No. 7 of Chapter 61 of the 1984 Detroit City Code, Zoning, by rezoning properties located south of Marquette Avenue and north of the Grand Trunk Railroad on the east and west sides of Hecla Avenue and the west side of Avery Avenue from the current M3 (General Industrial District) zoning classification, and R2 (Two-Family Residential District) zoning classification to a M2 (Restricted Industrial District) zoning classification. (MT) (TENTATIVE) *20 mins.*

W. New Business

VI. Committee Reports

VII. Staff Report

VIII. Communications

IX. Public Comment

X. Adjournment (anticipated at 7:00 PM)

NOTE: An interpreter for the hearing impaired will be present at the meeting if requested at least 48 hours in advance. To request an interpreter, please call 313-224-4946.

Lesley C. Carr, Esq.
Chairperson
Lisa Whitmore Davis
Vice Chair/Secretary

City of Detroit

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

Brenda Goss Andrews
Thomas Christensen
Karen M. Gage
Frederick E. Russell, Jr.
Arthur Simons
Roy Levy Williams

TO: City Planning Commission

FROM: Gregory F. Moots, staff *gm*

DATE: October 30, 2013

RE: Removal of Sec. 3-4-1 of the Detroit City Code to remove the prohibition of projecting signs over Woodward Avenue and amendments to the SD1 (Special Development District—Residential/Commercial) and SD2 (Special Development District, Commercial/Residential) zoning districts

BACKGROUND

City Planning Commission (CPC) staff has been working with the staff of the Planning and Development Department (PDD), community representatives, and stakeholders to amend the text of the SD1 (Special Development District—Residential/Commercial) and SD2 (Special Development District, Commercial/Residential) zoning districts. We are also proposing the deletion of Sec. 3-4-1 of the Detroit City Code to remove the prohibition of projecting signs over Woodward Avenue.

The SD1 and SD2 districts are proposed to be revised to allow more of the mixed-use character that is seen as desirable in these areas. It is anticipated that once the zoning districts are amended, various areas will be rezoned to these classifications, likely those designated as Traditional Main Street Areas and portions of Midtown. The SD1 district is seen as being appropriate for lower intensity areas and the SD2 as being appropriate for high intensity uses. More residential uses are allowed on a by-right basis in the SD1 district. Both allow a mixture of residential, commercial and low-intensity industrial uses (limited in square footage and mandated to include a retail component) at different scales. Other, non-substantive changes are made as well. Many changes were made to the allowable uses to allow more retail uses, as well as the afore mentioned low-intensity, small-scale industrial uses that include a retail component. Bars in the SD2 district were removed from the list of regulated uses to acknowledge the entertainment nature of the district. The intensity standards were also simplified to reduce the setbacks for many uses and also to change the height requirements.

PROPOSED AMENDMENTS

Following is the section of Chapter 3 of the City Code proposed to be amended with the proposed change and analysis where applicable in italics.

3-4-1 Prohibition of projecting signs over Woodward Avenue between Grand Boulevard and the Detroit River. *Delete. This does not seem necessary or appropriate at the present time. We have not been able to determine the origins of this provision, but will continue to investigate.*

Add:

- *Animal-grooming shop*
- *Art gallery*
- *Automated teller without drive-up, drive-through facilities*
- *Bake shop, retail*
- *Barber or beauty shop*
- *Brewpub or microbrewery or small distillery, not exceeding 3,000 square feet*
- *Dry cleaning, laundry, or laundromat*
- *Establishment for the sale of beer or intoxicating liquor for consumption on the premises, not exceeding 3,000 square feet*
- *Nail salon*
- *Pet shop*
- *Printing or engraving shops not exceeding 4,000 square feet of gross floor area with a minimum of 10 percent of the gross floor area being used as a retail store for the sale of the goods produced*
- *Recreation, indoor commercial and health club*
- *Restaurant carry-out or fast-food, without drive-up or drive thru facilities*
- *Restaurant, standard, without drive-up or drive-through facilities*
- *School or studio of dance, gymnastics, music, art or cooking*
- *Shoe repair shop*
- *Stores of a generally recognized retail nature whose primary business is the sale of new merchandise*
- *Veterinary clinic for small animal*

Remove:

- *Parking structure having ground floor commercial space or other space oriented to pedestrian traffic*
- *Radio or television station*

Sec. 61-11-167. By-right manufacturing and industrial uses. *Add uses not exceeding 4,000 square feet of gross floor area with a minimum of ten percent (10%) of the gross floor area being used as a retail store for the sale of the goods produced:*

- *Residential use combined in structures with permitted commercial use*
- *Single-family detached dwelling*
- *Two-family dwelling*
- *Sec. 61-11-171. Conditional public, civic, and institutional uses. Add uses that had been matter of right*
- *Electric transformer station*
- *Gas regulator station*
- *Telephone exchange building*

Remove:

- *Fire or police station, post office and similar public building*
- *Hospital or hospice*
- *Substance abuse service facility*

Sec. 61-11-172. Conditional retail, service, and commercial uses. Add

- *Add the requirement that Brewpub or microbrewery are conditional when they exceed 3,000 square feet*
- *Add the requirement that Establishment for the sale of beer or intoxicating liquor for consumption on the premises are conditional when they exceed 3,000 square feet*
- *Financial services center without drive-up or drive-through facilities*
- *Kennel, commercial*
- *Add the requirement that parking structures must have at least 60% of the ground floor level façade abutting a public street dedicated to commercial space or other space oriented to pedestrian traffic*
- *Pool or billiard hall*
- *Radio or television station*
- *Secondhand store and secondhand jewelry store*
- *Theater, excluding concert café and drive-in theater, not exceeding 150 fixed seats*
- *Youth hostel/hostel*

Remove uses that have become, predominantly, matter of right:

parking is prohibited in the front setback. Rear setbacks are dependent on building type and the zoning of the property to the rear. Side setbacks are again not required unless the building is adjacent to land zoned R1, R2, R3, or R4. Maximum height is limited to thirty-five (35) feet for non-mixed-use, fifty (50) feet for mixed-use buildings, not to exceed four (4) stories. Additional height is allowed when on a street wider than 50 feet.

Art. XI, Div. 10 SD2 Name of district changed from Special Development District, Commercial/ Residential/ Commercial to Special Development District, - Mixed-Use

Sec. 61-11-181. Description. Changed to describe the desired mixed-use character of the SD2 district.

Sec. 61-11-182. Site plan review. All new and conditional uses are subject to site plan review.

Sec. 61-11-184. By-right residential uses. Add "Multiple-family dwelling where combined in structures with permitted first-floor commercial use" and "Residential use combined in structures with permitted (first floor) commercial use"

Sec. 61-11-185. By-right public, civic, and institutional uses. Remove uses that are too intense or non-pedestrian:

- Electric transformer station*
- Gas regulator station*
- Telephone exchange building*
- Water works, reservoir, pumping station, or filtration plant*

Sec. 61-11-186. By-right retail, service, and commercial uses. Add:

- Animal-grooming shop*
- Art gallery*
- the requirement that Banks not have drive-up or drive-through facilities*
- Nail salon*
- the requirement that accessory parking lots or parking areas for operable private passenger vehicles not be farther than the maximum distance specified*
- Pet shop*
- Printing or engraving shops not exceeding 5,000 square feet of gross floor area with a minimum of 10 percent of the gross floor area being used as a retail store for the sale of the goods produced*
- Theater, excluding concert café and drive-in theaters, not exceeding 150 fixed seats*
- Veterinary clinic for small animals*

Sec. 61-11-191. Conditional public, civic, and institutional uses. *Add the following less-pedestrian uses which used to be a matter of right:*

- *Electric transformer station*
- *Gas regulator station*
- *Telephone exchange building*
- *Water works, reservoir, pumping station, or filtration plant*

Sec. 61-11-192. Conditional retail, service, and commercial uses. *Add the following uses which require additional scrutiny and possible conditions to fit in with possible adjacent residential uses:*

- *Cabaret*
- *Customer service center without drive-up or drive-through facilities*
- *Financial services center without drive-up or drive-through facilities*
- *Kennel, commercial*
- *Motel*
- *Parking lots or parking areas, commercial*
- *Parking lots or parking areas, accessory for operable private passenger vehicles, farther than the maximum distance specified*
- *Parking structure having at least 60% of the ground floor devoted to commercial space or other space oriented to pedestrian traffic*
- *Printing or engraving shops exceeding 5,000 square feet of gross floor area with a minimum of ten percent (10%) of the gross floor area being used as a retail store for the sale of the goods produced*
- *Secondhand store and secondhand jewelry store*
- *Tattoo and/or piercing parlor*
- *Theater, excluding concert café and drive-in theaters, exceeding 150 fixed seats*
- *Youth hostel/hostel*

Sec. 61-11-193. Conditional manufacturing and industrial uses. *Remove "none" and add specific higher intensity manufacturing uses and specific factors to consider when reviewing the following uses not exceeding 5,000 square feet of gross floor area and having a minimum of ten percent (10%) of the gross floor area being used as a retail store for the sale of the goods produced:*

Sec. 61-16-124. Words and terms (Ln-Lz). *“Manufacture of musical instruments, toys, novelties, metal or rubber stamps, or other small molded rubber products” is added to Low-impact Manufacturing or Processing*

Sec. 61-16-132. Words and terms (Mh-Mm) *“Mixed Use” is defined*

Sec. 61-16-142. Words and terms (Nn-Nz) *“Nonconforming use” is defined unless other wise specified in the “Description” section of the zoning district. This deals with existing single-family homes being defined as conforming in SD1, even though new ones are not allowed.*

PRELIMINARY ANALYSIS

The proposed changes are generally in response to the input given by the community representatives of the various TMS areas, other stakeholders, and a focus group of manufacturers. The changes bring the uses and development standards in line with the vision for the mixed-uses areas these districts seem appropriate for. The districts as they exist today do not allow the mix of uses that seems appropriate. It is envisioned that the SD1 district would be appropriate for less-intense streets, such as Livernois Avenue or some of the east-west streets in the Midtown area and the SD2 for larger streets like portions of Michigan or Cass or Woodward Avenues. The removal of the projecting sign over Woodward provision has been reviewed with both the Michigan Department of Transportation, who has jurisdiction over most of Woodward Avenue, and the Detroit Department of Public Works.

GARDENVIEW ESTATES PHASE IV

DETROIT

MICHIGAN

NORSTAR DEVELOPMENT USA, L.P.
ALBANY, NEW YORK



THE HABITAT COMPANY
Management Makes The Difference.

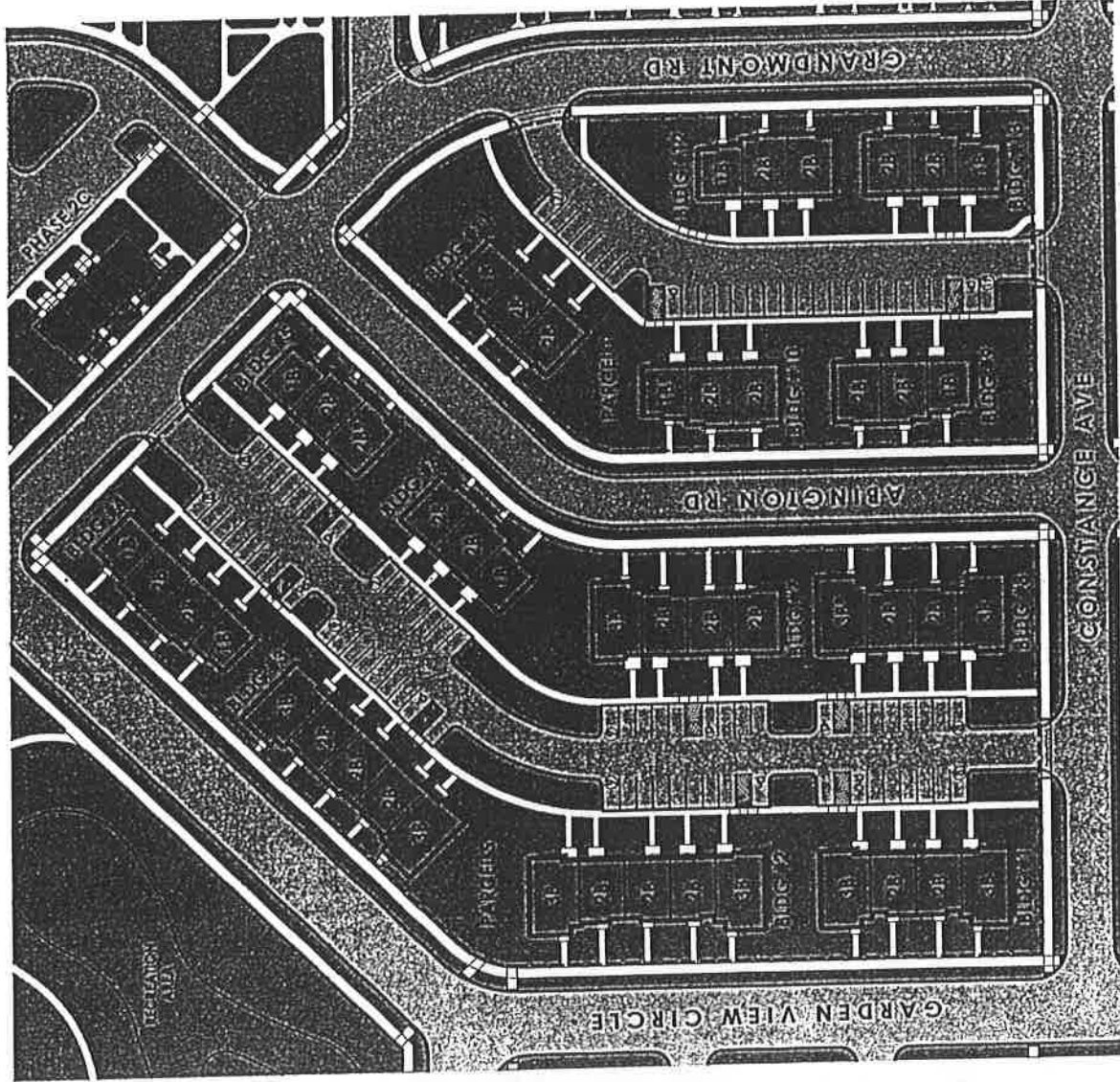


June 21, 2013



FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

PRU2013-00673



SITE DATA

CROSS SITE AREA
PARCELS

3.27 ACRES
(142,419 SF)

1.65 ACRES
(71,971 SF)

4.92 ACRES
(214,370 SF)

PARCEL T

TOTAL

ZONING

EXISTING PD
PLANNED DEVELOPMENT DISTRICT

UNIT COUNT/MIX

1 BEDROOM (ACCESSIBLE) 7 UNITS
748 SF

2 BEDROOM (ACCESSIBLE) 9 UNITS
748 SF

2 BEDROOM 25 UNITS
982 SF

2 BEDROOM (ACCESSIBLE) 4 UNITS
982 SF

2 BEDROOM (ACCESSIBLE) 7 UNITS
1240 SF

2 BEDROOM (ACCESSIBLE) 2 UNITS
1269 SF

TOTAL 47 UNITS

PARKING PROVIDED

92 SPACES

* ALL UNITS ARE VISITABLE
* INDICATES ACCESSIBLE UNITS



SITE PLAN

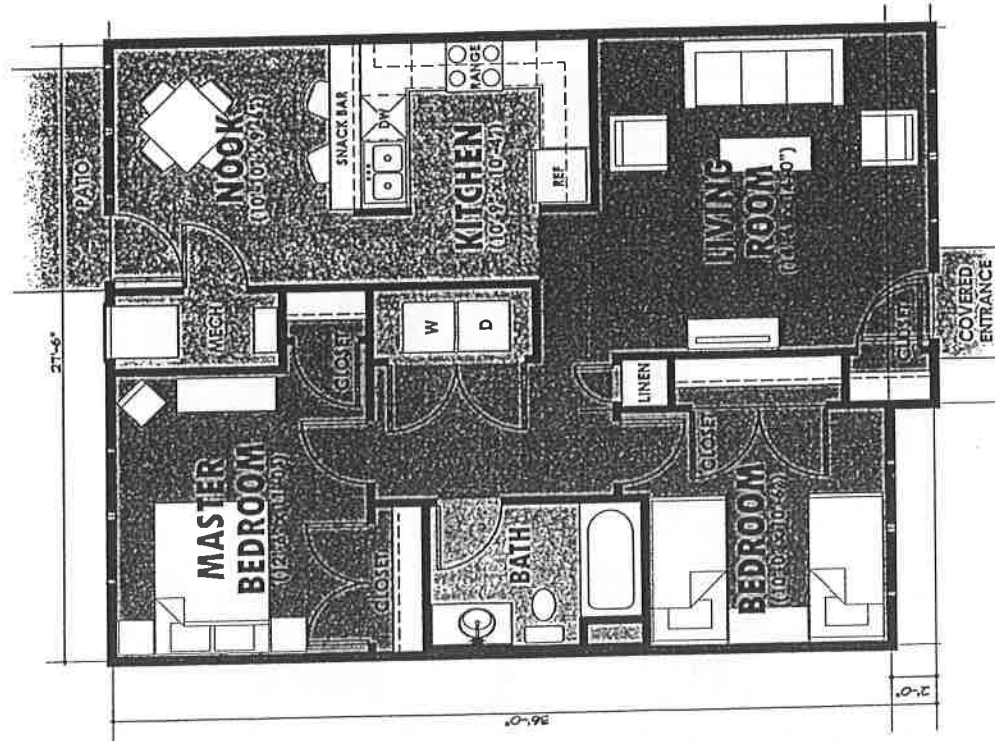


PHASE IV SITE PLAN
GARDENVIEW ESTATES PHASE IV
DETROIT, MICHIGAN

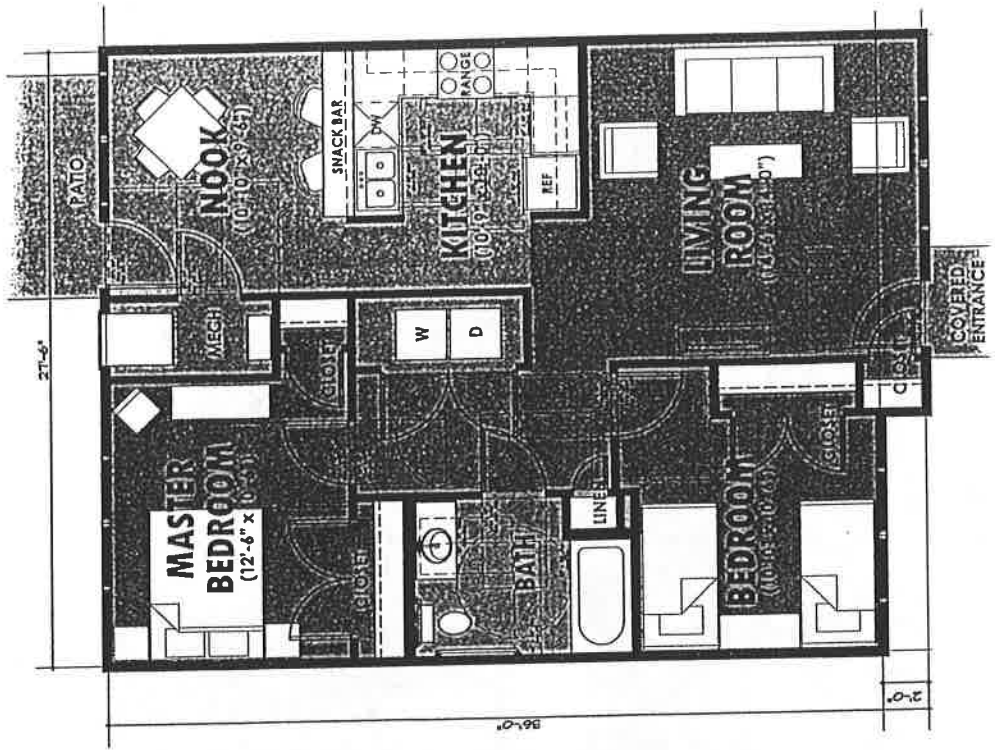
FUSCO, SHAFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
3095 NORTHWESTERN HWY, SUITE 100
FARMINGTON HILLS, MICHIGAN 48334
PHONE: 248-442-8888 FAX: 248-442-8888

June 21, 2013

SHEET 2 of 8



FLOOR PLAN 2 BED UNIT - AREA 982 SF



FLOOR PLAN 2 BED UNIT 982 SF



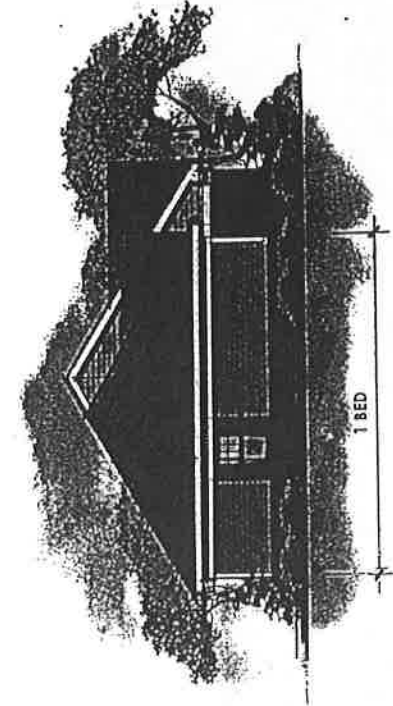
2-BEDROOM APARTMENT
 GARDENVIEW ESTATES PHASE IV
 DETROIT, MICHIGAN

PSD RUSCO,
 SHAFER &
 PAPPAS, INC.
 ARCHITECTS AND PLANNERS

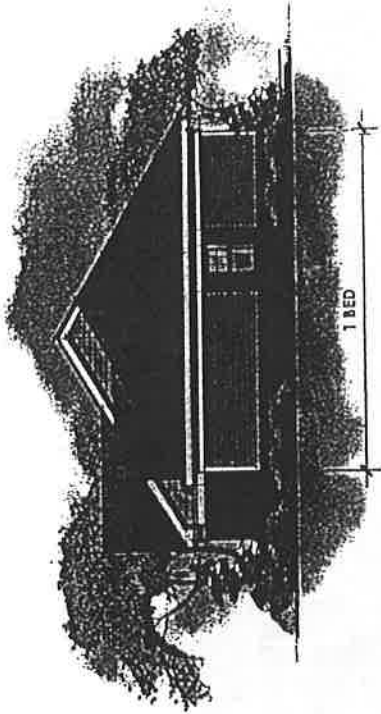
June 21, 2013

SHEET 4 of 8

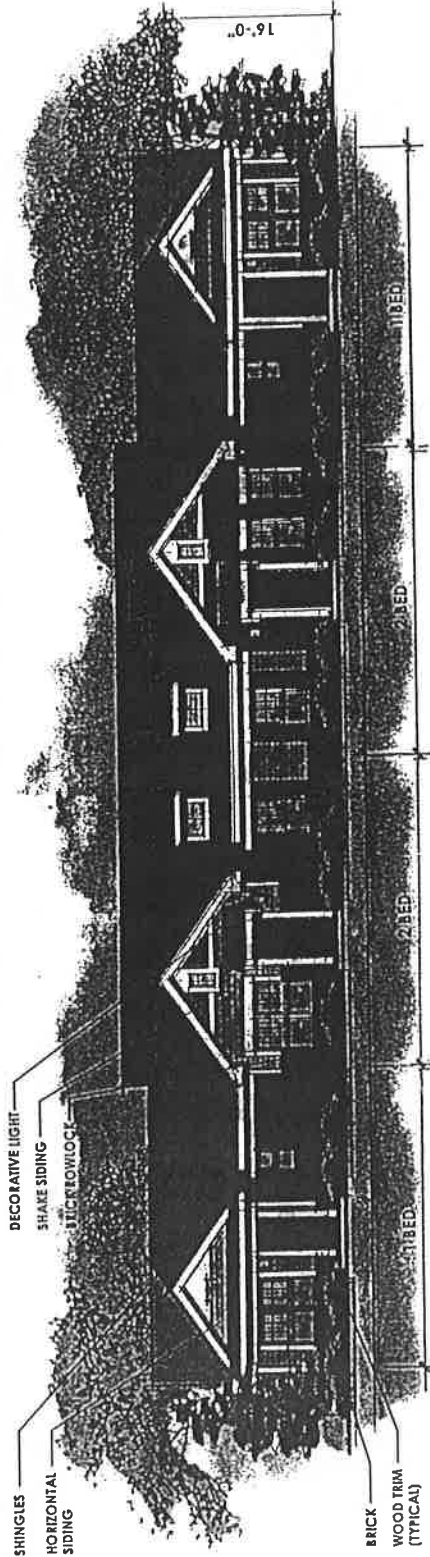
3800 NORTHWESTERN HWY, SUITE 100
 FARMINGTON HILLS, MI 48334
 PHONE: 248.311.1338 FAX: 248.311.1391



SIDE ELEVATION
3/32" = 1'-0"



SIDE ELEVATION
3/32" = 1'-0"

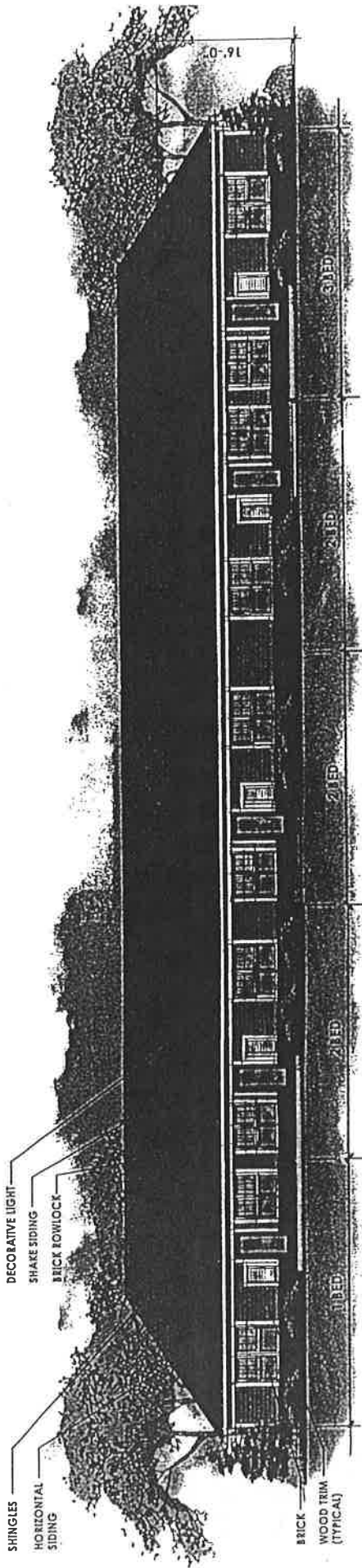


FRONT ELEVATION
3/32" = 1'-0"

4 UNIT ELEVATIONS
GARDENVIEW ESTATES PHASE IV
DETROIT, MICHIGAN

PSP FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS
3680 NORTHWESTERN, SUITE 100
FARMINGTON HILLS, MI 48334-2201
PHONE: 248.463.1500 FAX: 248.463.1501

June 21, 2013
SHEET 6 of 8



REAR ELEVATION

3/32" = 1'-0"

5 UNIT REAR ELEVATION
 GARDENVIEW ESTATES PHASE IV
 DETROIT, MICHIGAN

RUSCO SHAFER & PAPPAS, INC.
 ARCHITECTS AND PLANNERS

June 21, 2013

SHEET 8 of 8

3600 NORTH WILSON AVENUE, SUITE 100
 FARMINGTON HILLS, MICHIGAN 48334
 PHONE 248.352.1000 FAX 248.352.1001

Owner:	U.P.
Design:	J.E.A.
Contract:	1
Scale:	1/4" = 1'-0"

CITY OF DETROIT
SUPPLEMENTAL SPECIFICATION
FOR
SIDEWALKS, SIDEWALK RAMP AND DRIVEWAYS
 (Page 1 of 4)

SECTION 01100

1. **General**
 A. Section Includes: 1. Sidewalks, side walk ramps, and driveways.
 2. 2000 sand and gravel in 4" to 6" maximum size.
 3. 1/2" to 1" concrete.
 4. 1/2" to 1" concrete.
 5. 1/2" to 1" concrete.
 6. 1/2" to 1" concrete.
 7. 1/2" to 1" concrete.
 8. 1/2" to 1" concrete.
 9. 1/2" to 1" concrete.
 10. 1/2" to 1" concrete.

CITY OF DETROIT
SUPPLEMENTAL SPECIFICATION
FOR
SIDEWALKS, SIDEWALK RAMP AND DRIVEWAYS
 (Page 2 of 4)

SECTION 01100

1. **General**
 A. Section Includes: 1. Sidewalks, side walk ramps, and driveways.
 2. 2000 sand and gravel in 4" to 6" maximum size.
 3. 1/2" to 1" concrete.
 4. 1/2" to 1" concrete.
 5. 1/2" to 1" concrete.
 6. 1/2" to 1" concrete.
 7. 1/2" to 1" concrete.
 8. 1/2" to 1" concrete.
 9. 1/2" to 1" concrete.
 10. 1/2" to 1" concrete.

CITY OF DETROIT
SUPPLEMENTAL SPECIFICATION
FOR
SIDEWALKS, SIDEWALK RAMP AND DRIVEWAYS
 (Page 3 of 4)

SECTION 01100

1. **General**
 A. Section Includes: 1. Sidewalks, side walk ramps, and driveways.
 2. 2000 sand and gravel in 4" to 6" maximum size.
 3. 1/2" to 1" concrete.
 4. 1/2" to 1" concrete.
 5. 1/2" to 1" concrete.
 6. 1/2" to 1" concrete.
 7. 1/2" to 1" concrete.
 8. 1/2" to 1" concrete.
 9. 1/2" to 1" concrete.
 10. 1/2" to 1" concrete.

CITY OF DETROIT
SUPPLEMENTAL SPECIFICATION
FOR
SIDEWALKS, SIDEWALK RAMP AND DRIVEWAYS
 (Page 4 of 4)

SECTION 01100

1. **General**
 A. Section Includes: 1. Sidewalks, side walk ramps, and driveways.
 2. 2000 sand and gravel in 4" to 6" maximum size.
 3. 1/2" to 1" concrete.
 4. 1/2" to 1" concrete.
 5. 1/2" to 1" concrete.
 6. 1/2" to 1" concrete.
 7. 1/2" to 1" concrete.
 8. 1/2" to 1" concrete.
 9. 1/2" to 1" concrete.
 10. 1/2" to 1" concrete.

CITY OF DETROIT
SUPPLEMENTAL SPECIFICATION
FOR
SIDEWALKS, SIDEWALK RAMP AND DRIVEWAYS
 (Page 1 of 4)

SECTION 01100

1. **General**
 A. Section Includes: 1. Sidewalks, side walk ramps, and driveways.
 2. 2000 sand and gravel in 4" to 6" maximum size.
 3. 1/2" to 1" concrete.
 4. 1/2" to 1" concrete.
 5. 1/2" to 1" concrete.
 6. 1/2" to 1" concrete.
 7. 1/2" to 1" concrete.
 8. 1/2" to 1" concrete.
 9. 1/2" to 1" concrete.
 10. 1/2" to 1" concrete.

CITY OF DETROIT
SUPPLEMENTAL SPECIFICATION
FOR
SIDEWALKS, SIDEWALK RAMP AND DRIVEWAYS
 (Page 2 of 4)

SECTION 01100

1. **General**
 A. Section Includes: 1. Sidewalks, side walk ramps, and driveways.
 2. 2000 sand and gravel in 4" to 6" maximum size.
 3. 1/2" to 1" concrete.
 4. 1/2" to 1" concrete.
 5. 1/2" to 1" concrete.
 6. 1/2" to 1" concrete.
 7. 1/2" to 1" concrete.
 8. 1/2" to 1" concrete.
 9. 1/2" to 1" concrete.
 10. 1/2" to 1" concrete.

CITY OF DETROIT
SUPPLEMENTAL SPECIFICATION
FOR
SIDEWALKS, SIDEWALK RAMP AND DRIVEWAYS
 (Page 3 of 4)

SECTION 01100

1. **General**
 A. Section Includes: 1. Sidewalks, side walk ramps, and driveways.
 2. 2000 sand and gravel in 4" to 6" maximum size.
 3. 1/2" to 1" concrete.
 4. 1/2" to 1" concrete.
 5. 1/2" to 1" concrete.
 6. 1/2" to 1" concrete.
 7. 1/2" to 1" concrete.
 8. 1/2" to 1" concrete.
 9. 1/2" to 1" concrete.
 10. 1/2" to 1" concrete.

CITY OF DETROIT
SUPPLEMENTAL SPECIFICATION
FOR
SIDEWALKS, SIDEWALK RAMP AND DRIVEWAYS
 (Page 4 of 4)

SECTION 01100

1. **General**
 A. Section Includes: 1. Sidewalks, side walk ramps, and driveways.
 2. 2000 sand and gravel in 4" to 6" maximum size.
 3. 1/2" to 1" concrete.
 4. 1/2" to 1" concrete.
 5. 1/2" to 1" concrete.
 6. 1/2" to 1" concrete.
 7. 1/2" to 1" concrete.
 8. 1/2" to 1" concrete.
 9. 1/2" to 1" concrete.
 10. 1/2" to 1" concrete.

DATE:	11/11/2011
TIME:	10:00 AM
BY:	J.E.A.
FOR:	U.P.

NORSTAR DEVELOPMENT
 USA, L.P.
 720 BROADWAY
 ALBANY, NY 12207
 (518) 431-1051

CITY OF DETROIT
SIDEWALK SPECIFICATIONS
 GARDEN VIEW ESTATES
 PHASE 4
 1500 GARDEN VIEW DRIVE
 WYOMING, MICHIGAN

DATE:	08/21/2013
TIME:	11:00 AM
BY:	J.E.A.
FOR:	U.P.

City of Detroit
 Department of Public Works
 Engineering Division
 225 W. Wackerly Drive
 Detroit, MI 48226

RUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS
200 NORTH WILSON AVENUE, SUITE 100
ANN ARBOR, MICHIGAN 48106
PHONE: 734.769.1000
FAX: 734.769.1001

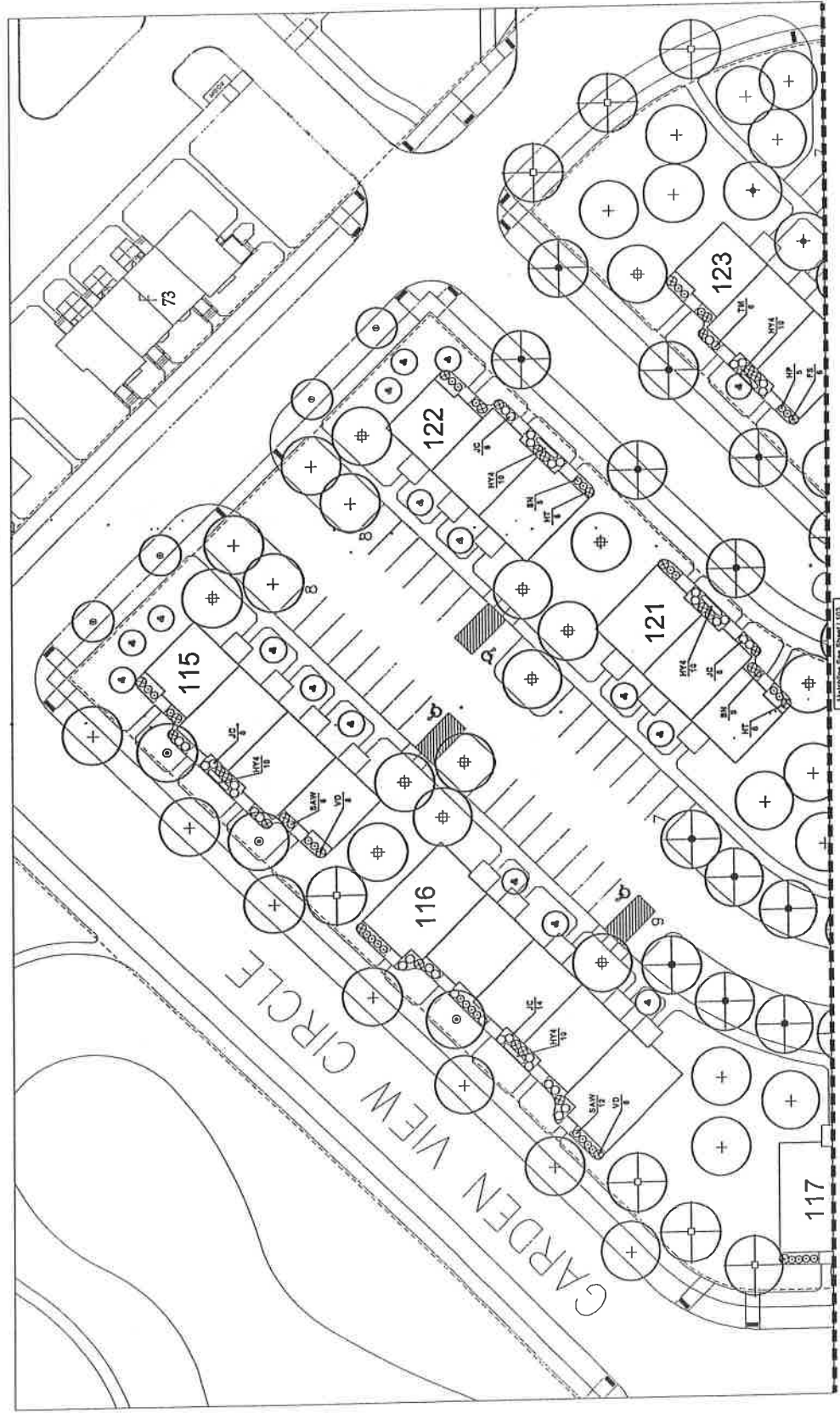
PROFESSIONAL SEAL
MICHIGAN
STATE BOARD OF ARCHITECTURE
NO. 1222

GARDENVIEW ESTATES
PHASE 4
DETROIT

DATE: 08.31.13
BY: BSA
CHECKED: BSA



DRAWING TITLE
FOUNDATION PLANTINGS
DRAWING NUMBER
L102



FOUNDATION PLANTINGS
SCALE 1" = 20'

TREE PLANTINGS - SEE
SHEET L101

