

Alton James  
Chairperson  
Lauren Hood, MCD  
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: cpc@detroitmi.gov

Brenda Goss Andrews  
Lisa Whitmore Davis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

**Regular Meeting**  
**October 4, 2018**  
**Committee of the Whole Room**  
**13th Floor – Coleman A. Young Municipal Center**  
**2 Woodward Ave. (at E. Jefferson Ave.)**

**I. Opening**

**A. Call to Order**

The meeting was called to order by Chairperson James at 5:32 pm.

**B. Roll Call**

Executive Director Marcell Todd called the roll. A quorum was present.

Attendees: James, Hood, Esparza, Pawlowski and Russell

Excused: Andrews, Davis and Webb

**C. Amendments to and Approval of agenda**

**Commissioner Hood motioned to approve agenda; seconded by Commissioner Russell. Motion approved.**

**II. Minutes**

- A.** Minutes of September 20, 2018 meeting will be provided for review and approval at subsequent meeting.

**Will be brought back on October 18, 2018 for approval.**

**III. Public Hearings and Presentations**

- A. 5:15 PM PUBLIC HEARING** – The proposal of Jerry Pattah to modify the plans for the existing PD (Planned Development District) zoning classification on District Map No. 6, Article XVII of the 1984 Detroit City Code, Zoning, for the property located at 500 East Warren Avenue generally bounded by St. Antoine Street, E. Hancock Street, Brush Street and E. Warren Avenue.

Jamie Murphy, CPC Staff, provided a summary relative to request to modify the existing PD (Planned Development District) for property located at 500 East Warren Avenue. The applicant proposes to build a one-story, 9,500 square foot building at the southeast corner to house a Secretary of State Branch office.

The petitioner provided a modified diagram, which included landscape improvements, per Commission. Diagram does not show the developer's modification relative to extending the proposed building to property line facing St. Antoine. Parking remains that same, 185 parking spaces provided; 212 parking spaces required.

Commissioner Russell requested staff to look into DWSD water sustainability standards as it relates to parking; and make inquiry as to the availability of a representative from the Michigan Secretary of State Office presence at the next meeting.

Public Comment:

Janelle Corsavo, Midtown, Inc. in support of proposal with the following conditions:

1. Reseeding of areas of existing sod to ensure it is full and healthy with no patches;
2. Ensure that existing weed shrubs on berms are removed and area re-sodded before any of the new red maples are planted;
3. Brick, pave, or concrete the muddy pathway off St. Antoine;
4. Remove graffiti off utility boxes in the landscaped areas

CPC staff did not provide recommendation; item to appear on October 18, 2018 agenda.

#### **IV. Unfinished Business**

- A.** Consideration of the request of the Roxbury Group, to amend Article XVII, District Map No. 29 of the 1984 Detroit City Code, Chapter 61, Zoning, to show an SD1 (Special Development District—Small- Scale, Mixed-Use) where R2 (Two-Family Residential District) and B4 (General Business District) zoning classifications are currently shown on properties abutting to the northeast corner of Kercheval Street and Van Dyke Road generally bounded by Van Dyke Road on the west, Durand Street on the north, Parker Street on the east and Kercheval Street on the South.

**Kimina Jeffreys**, CPC staff; James Van Dyke, Petitioner/Roxbury Group; Arthur Jemison, Chief of Services and Infrastructure, Mayor's Office; Maurice Cox, Director, P&DD; Maureen Anway, Invest Detroit; Esther Yang, P&DD; and Jason Freedmon, HRD participated in discussion regarding request of the Roxbury Group for zoning amendment on properties in area Kercheval and Van Dyke. The discussion included an analysis the impact on parking, traffic congestion, housing affordability, etc.

The Detroit Zoning Ordinance, Section 61-3-80 lists eight (8) criteria that are considered in making recommendations and decisions on rezoning requests:

1. Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.

***The proposed map amendment will allow the subject site to respond to changing conditions allowing for pedestrian oriented use***

2. Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;

***The proposed map amendment has been supported by the Planning and Development Department via letter and determined to be consistent with their future Master Planning efforts.***

3. Whether the proposed amendment will protect the health, safety, and general welfare of the public;

***CPC staff is does not anticipate that this development will have a deleterious impact on the health, safety or welfare of the community.***

4. Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing developments;

***The project has undergone an intensive Pre-plan review by the Buildings Safety Engineering Environmental Department and all City agencies.***

5. Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding storm water management;

***CPC staff does not expect this proposal to have any negative impacts on the environment, as it will meet City Code in order to receive necessary permits.***

6. Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;

***Since the proposed development is on the corner of two secondary thoroughfares, staff does not expect any adverse impacts to surrounding property.***

7. The suitability of the subject property for the existing zoning classification and proposed zoning classification;

*The proposal could be established in the current B4 district; certain elements of the proposal would not be allowed or would have a harder pathway to approval.*

8. Whether the proposed rezoning will create an illegal “spot zone.”

*CPC staff does not consider this proposal to create an illegal spot zone given that it is on zoned land on the corner of two intersecting streets. The subject land also incorporates 11 contiguous parcels.*

CPC staff recommends approval of this project and proposed that the Commission urge the development team and City agencies to attend a community meeting regarding this specific proposal and engage the community through a series of meetings regarding the larger mixed-use rezoning proposal for the area.

**Commissioner Pawlowski motioned to accept staff’s recommendations for approval; seconded by Commissioner Russell. Motion passed.**

**Commissioner Russell motioned to forward the following additional recommendations relative to request to the Detroit City Council and the Administration; seconded by Commissioner Pawlowski. Motion passed.**

#### **Recommendations**

- 1. Review area schools arrival and dismissal policy and times; appropriate agencies make corrections of deficiencies directly pertaining to policy.**
- 2. Transportation plan for area; make known to community.**
- 3. Parking plan for area; make known to community.**
- 4. Enforce existing traffic laws relative to that area; specifically during arrival and dismissal of schools in area.**
- 5. Intentional community engagement with the Planning and Development Department and community; offering small meetings with groups and individuals or projects; open to the public.**
- 6. Commit to identifying a group of community stakeholders who are continually engaged in the community and with developers through an on-going dialogue.**

**Commissioner Russell motioned to include with the recommendations, the written correspondence from citizens in the community regarding proposal; seconded by Commissioner Hood. Motion passed.**

- B. Consideration of the Special District Review of Proposed LED Digital Wall Sign—Renaissance City Club Apartments (Millender Center, PCA District) (RECOMMEND DENIAL)**

Dr. Rory Bolger, CPC staff, provided summary of report relative to recommendation of denial for the proposed digital/LED business wall sign, located on the top of the Renaissance City Club Apartments. Dr. Bolger sited the request as failing to ensure harmony with the Public Center in relation to special district review approval criteria 1, 2, 3, and 15 in Section 61-11-96 of the Zoning Ordinance. The recommendation also suggested that the Commission invite the applicant to submit a substitute application for a conventional (non-programmable) business wall sign with similar proportions.

The Planning and Development Department were not able to support the request due to similar concerns; siting Special District Review approval criteria 2, 3, 11 and 15. The proposed digital sign's scale dominates the building when viewed from a block or more away. The sign would detract from the continuity of visual experience; having the potential of not relating to the surroundings. Channel letters would be more appropriate given the design and location of the building.

**Commissioner Esparza motioned to accept staff recommendation for denial, recognizing P&DD letter supporting denial; Commissioner Russell seconded the motion. Motion passed.**

**Commissioner Russell motioned to withhold recommendation of denial, pending receipt of amended application and petition; Commissioner Hood seconded motion. Motion passed.**

**V. New Business - None**

**VI. Committee Reports - None**

**VII. Staff Report**

Request regarding Johnson Recreation Center Sale – Motion failed/no action to continue the matter; administration intends to bring it back relative to legal issues and development agreement

**VIII. Communications - None**

**IX. Public Comment**

**Re: Roxbury Group request**

**Edythe Ford  
Toyia Watts  
Esteban Castro  
Aamir Farooqi  
Ray Watson  
Rebecca Rueble  
Tristan Taylor**

**Joaquin Pire  
Alex DeCamp  
George Anthony  
Sharon Sexton  
Brian Silverstein  
Allison Laskey  
Cedric Brown**

**Tonya Woods-Brown  
Vittorie Katanski  
Mac Fack**

**X. Adjournment - The meeting adjourned at 10:16 pm**