

**City Planning Commission Regular Meeting
February 1, 2018
Committee of the Whole Room
13th Floor – Coleman A. Young Municipal Center**

I. Opening

A. Call to Order

The meeting was called to order by Chairperson James at 5:25 pm.

B. Roll Call

**Present: James, Andrews, Esparza, Hood, Pawlowski and Russell.
Excused: Davis, Fairrow and Webb**

C. Amendments to and Approval of Agenda

Commissioner Hood motioned to approve agenda with amendments; seconded by Commissioner Pawlowski. Motion approved.

II. Minutes

A. Review and approval of the minutes for September 7, 2014.

Approval of minutes for September 18, 2014 pending clarification from Law Department whether commissioners can approve minutes for meetings prior to their appointments.

III. Public Hearings and Presentations

- A. Public Hearing (Continued)** - Proposed text amendment to the Detroit Zoning Ordinance, Chapter 61 of the 1984 Detroit City Code, to revise provisions for bars, brewpubs and certain restaurants located near single or two family dwellings on land zoned SD1 and SD2; revises provisions for banquet halls; newly allowed business colleges and certain trade schools on land zoned SD4; modify off-street parking requirements for certain land uses near bus rapid transit, street car/trolley or light rail lines; clarifies provisions for the interior landscaping of parking lots; clarifies the procedure whereby City Council may disapprove a rezoning request; and corrects cross-referencing errors.

Rory Bolger, CPC staff member, provided a summary of status report, dated February 1, 2018. The proposed text amendment includes provisions that were inadvertently omitted from Ordinance No. 37-17. Per request by Council Member Scott Benson, these text amendments will revise provisions for bars, brewpubs,

certain restaurants, located near single or two family dwellings on land zoned SD1 and SD2; banquet halls, prompted by a situation related to the James Cole Funeral Home at Puritan and Schaefer; allow business colleges and certain trade schools on land zoned SD4 (Special Development District, Riverfront Mixed-Use); modifies off-street parking requirements for certain land uses near bus rapid transit, street car/trolley or light rail; clarifies provisions for interior landscaping of parking lots; clarifies the procedure for City Council relative to disapprovals of rezoning requests; and corrects cross-referencing errors.

Staff recommendations included amendments of seven sections of the proposed draft ordinance: Figure 61-14-223; Sec. 61-14-(2); Sec. 61-14-7(1); Sec 61-16-141; Sec. 61-12-51; Sec. 61-12-42 and Sec. 61-3-79.

Commissioner Russell requested review of parking plans, interior landscaping; wants provision to include more storm water friendly measures. Commissioner Esparza made request for staff to invite Mobility Advisor from the Mayor's Office to discuss parking plan. Chairperson James requested staff to contract department responsible for the Master Plan for discussion update with the Commission.

Marcell Todd, Director of CPC, indicated that he had discussed regular meetings with Mr. Cox, Director of Planning Development Department and the Commission. Per request of Chairperson James, a representative from PDD indicated that the Commission will be given an update regarding the amendments to the Master Plan during the next meeting.

Public Comments: Tonya Stapleton, on behalf of Midtown Detroit Inc., stated that Midtown Inc. was in support of the work being done by the Planning Department to create a district in the New Center area that would alleviate parking requirements similar to downtown, referencing memo submitted by executive director, Susan Mosey.

Commissioner Esparza motioned to approve staff recommended amendments; seconded by Commissioner Andrews. Motion approved.

- B. PUBLIC HEARING** – Request of Parkstone Development Partners on behalf of Develop Detroit, to modify the provisions of an existing PD-H (Planned Development) zoning district within an existing historic district by amending Article XVII, District Map 6, of the 1984 Detroit City Code, Chapter 61, Zoning, for parcels commonly known as 79-119 Garfield Street to allow for a mixed-use development to provide approximately 85 apartment units, commercial tenant space, a parking structure and outdoor community space.

Attendees: Development Team-Sonya Mays, CEO, Development Detroit; John Sevell, Urban Design, PDD; Michael Poris; Jessica Dovletian, Architect; Janell Corasro, Housing Revitalization Department; Oren Brandvaine; Jay Modesto, Sugar Hill Development; Ben Phillips

Kimani Jeffrey, CPC staff member, referenced and reviewed the report dated January 31, 2018 relative to request of Parkstone Development Partners on behalf of Develop

Detroit to modify existing PD-H for parcels commonly known as 79-119 Garfield Street. The request would allow for a mixed-use development with 85 apartment units, commercial tenant space, parking structure and outdoor community space. The site was approved by the Detroit City Council for the establishment of a PD Planned Development District zoning classification in 2011.

The original petitioner, Sugar Hill Residential, LLC, received approval for land sale but proposed plan was never realized. Develop Detroit, McIntosh Poris Associates and Perkins + Will compose the project team and the current proposed development is similar to the original proposal. This proposal plans for 12,350 sq. ft. of retail space, 30 studio apartments, 45 one bedroom units and 10 two bedroom units, totaling 85 units. Parking is planned to be absorbed in the parking structure that will be erected on the property. The developer and design team held three (3) meetings in the community to engage stakeholders and obtain input. Letters of support were submitted by Midtown Detroit and MOCAD, the Museum of Contemporary Art Detroit. The projected cost is approximately 8 million dollars.

The site is within the footprint of the former Mid-City Rehabilitation Project Urban Renewal Area and Sugar Hill/John R Music & Art Historic District (established in 2009). The site is located within the Lower Woodward area of the Neighborhood Cluster 4 of the Detroit Master Plan of Polices.

Public Comment: Alexander Zachary representing the owner of 71 Garfield; greatly appreciates the cooperation of this development team with the neighborhood; their community outreach is excellent.

Tonya Stapleton: I am a part of Parkstone Development and representing Midtown Inc. Detroit Development has been working very closely with Midtown Inc. The alley is a public alley under the supervision of Midtown Inc. Develop Detroit is the developer.

CPC staff will bring this proposal back to the commission.

- C. **PRESENTATION** – Request of Ernest Zachary on behalf of 74 Garfield LLC, to amend Article XVII, District Map 6, of the 1984 Detroit City Code, Chapter 61, Zoning by establishing a PD (Planned Development) zoning district where an R6 (High Density Residential) zoning classification currently exists on land consisting of parcels commonly known as 74 and 80 Garfield Street.

Alexander Zachary provided a presentation relative to the proposed request to amend Article XVII, District Map 6 by establishing a PD (Planned Development) on land consisting of parcels commonly known as 74 and 80 Garfield Street.

The proposed development project at 74 Garfield will fill a vacant lot in Midtown. The building will provide 35 housing units, 2-4 commercial units and off street parking. It will be located within the Sugar Hill District, bounded by Woodward Avenue and John R.

- D. PUBLIC DISCUSSION** – Request of Intersection Consulting Group on behalf of 262 Mack, Mack Investments I, LLC to modify the approved plans for a Planned Development (PD) zoning classification within Article XVII, District Map No. 4, of the 1984 Detroit City Code, Chapter 61, Zoning, to erect two carriage home apartment units above an existing garage at property commonly referred to as 262 Mack Avenue.

Kimani Jeffrey, CPC staff member, referenced and reviewed the report dated January 31, 2018 relative to request of Intersection Consulting Group on behalf of 262 Mack, Mack Investments I, LLC to modify the approved plans for a Planned Development (PD) to erect two carriage home apartment units above existing garage at property commonly referred to as 262 Mack Avenue. The Detroit City Council approved the initial request of Intersection Consulting Group on November of 2016.

The current request is for the addition of two (2) carriage home style apartment units to be erected above an existing garage. Due to economic conditions the original developer was unable to complete the full plans for the garage. The property has been transferred to 262 Mack, Mack Investments I, LLC and the developer would like to complete the construction of the structure by adding livable units.

Planning and Development originally submitted a determination letter confirming the compatibility of the proposal with the City's Master Plan of Policies. CPC staff is currently awaiting a reply as to whether further analysis is needed for the two (2) additional units.

CPC staff recommends approval with the following conditions:

The developer is to work with the immediately adjacent community to minimize disruption to the neighborhood during construction and address impacts that may arise;

The developer is to address final design requests from CPC and PDD;

The final site plans, evaluations, lighting, landscape and signage plans to be submitted by the developer to the staff of the City Planning Commission for review and approval prior to submitting applications for applicable permits;

And the developer is to produce a revised letter of approval from the Brush Park CDC and Certificate of Appropriateness from the Historic District Commission before being considered by City Council.

Commissioner Russell motioned to approve with staff recommended conditions; seconded by Commissioner Hood. Motion approved.

IV. Unfinished Business - None

V. New Business - None

VI. Staff Report

Changing developments with Medical Marijuana, Ms. James, Law Department will to come to commission meeting on 15th, (on February 16th, to go back to court) she is will to come back on March the 1st to provide a complete update.

Reappointments of Commissioners Russell, Webb and James were referred to the Internal Operations Standing Committee. All members are in support of reappointment, new Council Member Roy MacClaster, the new chair of the committee would like to have commissioners up for reappointment to come before committee in an effort to meet everyone on February 14th, 2018.

Update of Signage Ordinance – discussion with City Council regarding wider accessibility to off premise signage and lifting of partial prohibitions implemented in 1990 for new advertisement signs, etc.

Travel for staff and commissioners attending training and conferences; staff still looking into this. Commissioners to submit recommendations and staff to compile and determine costs relative to lodging, travel, etc. Mr. Todd will provide information regarding upcoming events/conferences.

VII. Communications

VIII. Public Comment - None

IX. Adjournment - The meeting adjourned at 9:25 pm.

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