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September 20, 2019

RE: HONORABLE CITY COUNCIL

RE: The request to repeal Ordinance No. 26-18 and replace with a corrective ordinance for the project that was approved in 2018 for American Community Developers, Inc. to modify the provisions of an existing PD-H (Planned Development-Historic) zoning classification on Article XVII District Map 4 of the 1984 Detroit City Code, Chapter 61, Zoning, on land bounded by Brush Street on the west, Watson Street on the north, Beaubien Street on the east and Wilkins Street on the south in order to allow for a three-building mixed-use development with below-grade parking. (**RECOMMEND APPROVAL**)

REQUEST

This request is to repeal Ordinance No. 26-18 and replace with a corrective ordinance that is now before Your Honorable Body. The original ordinance that was laid on the table on October 30, 2018, was for the request to modify the provisions of an existing PD-H (Planned Development-Historic) zoning classification on Article XVII District Map 4 of the 1984 Detroit City Code, Chapter 61, Zoning, on land bounded by Brush Street on the west, Watson Street on the north, Beaubien Street on the east and Wilkins Street on the south in order to allow for a three-building mixed-use development with below-grade parking.

Ordinance No. 26-18 that was approved in 2018, omitted two private parcels that were a part of the development project site along with nine additional public parcels that were included in the ordinance.

The two parcels that were omitted are within the same city block adjacent to the public parcels that are included in the original ordinance. The two private parcels, although omitted from the original ordinance, were described in the public hearing notice and presentations that were considered by Your Honorable Body.

City Planning Commission staff has worked with the Law Department to correct the deficient ordinance (Attached). No other details of the originally approved project would change as a result of this correction. For details of the project, please see below.

BACKGROUND

In October 2018, American Community Developers, Inc. (ACD) requested to modify the provisions of an existing PD-H zoning classification on land bounded by Brush Street on the west, Watson Street on the north, Beaubien Street on the east and Wilkins Street on the south in order to allow for a three-building mixed-use development with below-grade parking.



ACD

OMBRA
ARCHITECTS

The subject site is an entire city block that exists as a grassy open space, void of any structures and is approximately 1.42 acres in area, consisting of 11 parcels. Of those 11 parcels, two are currently owned by the developer and the remainder are under control of the City and are to be subject of a development agreement with ACD, which was awarded the site after responding to the City’s Request for Proposals (RFP). The subject site is located within the Brush Park Historic District.

PROPOSAL

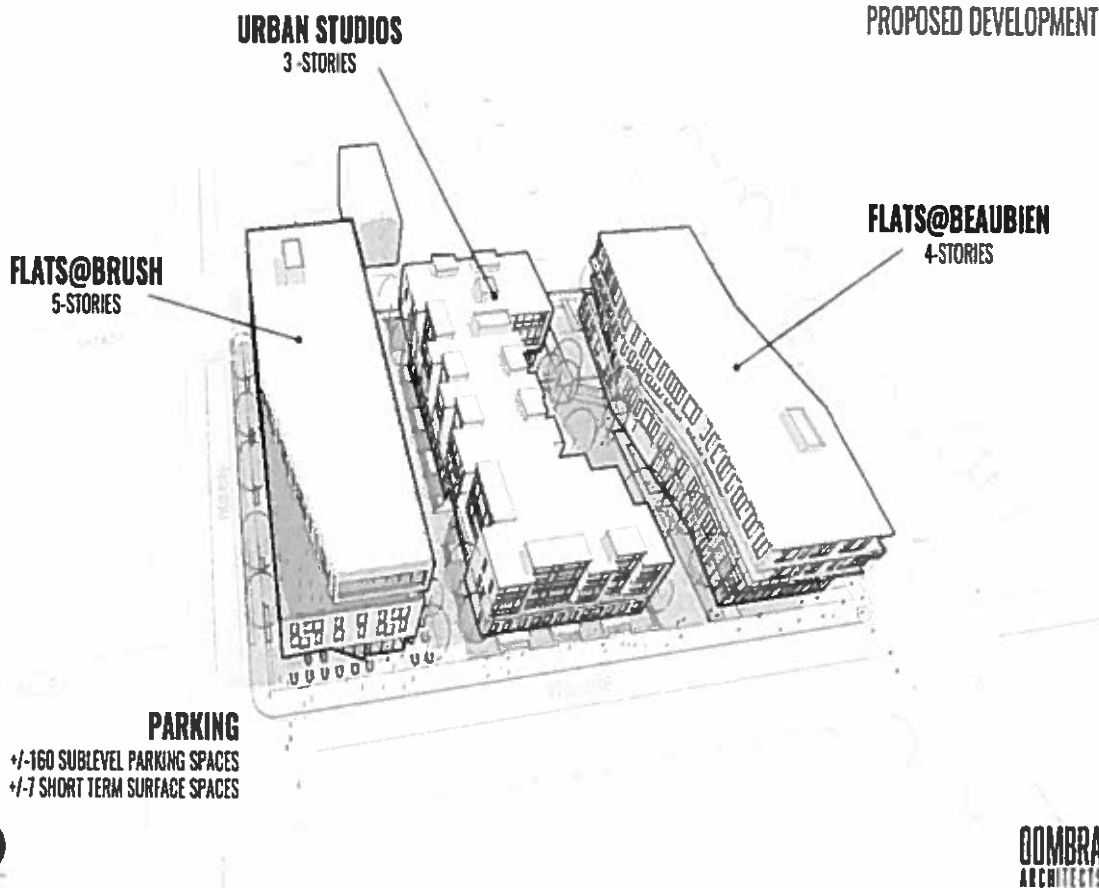
The proposed development calls for the construction of three multi-story buildings with one level of below grade parking providing approximately 160 spaces with an additional seven spaces above grade level. The Brush Street building (five-stories totaling 65 feet in height) will be roughly 56,000 sf and the Beaubien Street building (four-stories totaling, 45 feet in height) will be roughly 45,000 sf while the mid-block building (three-stories- 35 feet in height) is roughly 35,000 sf. The underground parking is planned to be 62,000 sf.

The structures would include retail/commercial space in the Brush and Beaubien buildings. A promenade is planned to run through the middle of the site for short term parking for retail and also for other brief trips. ACD will be marketing the commercial space as a neighborhood market with a café (8,000-10,000 sf), but if a suitable market can’t be found, the space will be marketed as neighborhood commercial/retail and/or restaurant use. There would be seven surface short term parking spaces at rear along the promenade for retail. Signage would be in place to limit these spaces to 30 minutes to encourage turn-over. The southwest corner of Brush and Wilkins would possibly be a cafe and include outdoor seating.

Below-grade parking would be accessed by a ramp at the mid-block. The underground parking is planned to be shared among the residential and retail users through a managed parking system. Residents would have keycard access. Retail users will have to take a ticket to be validated at the retail establishments. Amenities will include a dog park, fitness room, conference room,

conciierge system, indoor lounge and a rooftop patio.

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The project will contain approximately 180 apartment units ranging from 63 efficiency units, 81 1-bedroom units and 36 2-bedroom units. Of the 180 units that are designated as affordable, 45 units are planned to reach the 30% -60% area median income (AMI); 45 units are planned to reach the 80% AMI, leaving 90 units at market rate value.

The lighting and security plan for the site includes pole mounted fixtures, lighting at bollards and along each building. Buildings will be secured with card reader access for residents and security cameras will be placed around the buildings for full site coverage.

RECOMMENDATION

CPC staff is requesting **approval** of the subject corrective ordinance.

Respectfully submitted,

Marcell R. Todd Jr.

Marcell R. Todd, Jr., Director
Kimani Jeffrey, City Planner

**Attachment:
Ordinance
Plans**

**Cc: Katy Trudeau, Deputy Director, PDD
Karen Gage, Director of Zoning Innovation, PDD
David Bell, Director, BSEED
Lawrence T. Garcia, Corp. Counsel
Arthur Jemison, Chief of Infrastructure and Services
DRFC**

SUMMARY

An ordinance to amend Chapter 50 of the 2019 Detroit City Code, 'Zoning,' by amending Article XVII, District Map No. 4 to modify an existing PD-II (Planned Development District-Historic) zoning classification, established by Ordinance No. 25-96 and amended by Ordinance No. 26-18, shown for property located at 2994 and 2968 Brush Street, 418 and 432 Watson Street, 3001, 3009, 3019, 3027, and 3035 Beaubien Street, and 429 and 437 Wilkins Street, all bounded by Watson Street on the north, Beaubien Street on the east, Wilkins Street on the South and Brush Street on the west to allow for a three-building mixed-use development with below-grade parking.

1 BY COUNCIL MEMBER _____:

2 AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, 'Zoning,' by
3 amending Article XVII, District Map No. 4 to modify an existing PD-H (Planned Development
4 District-Historic) zoning classification, established by Ordinance No. 25-96 and amended by
5 Ordinance No. 26-18, shown for property located at 2994 and 2968 Brush Street, 418 and 432
6 Watson Street, 3001, 3009, 3019, 3027, and 3035 Beaubien Street, and 429 and 437 Wilkins Street,
7 all bounded by Watson Street on the north, Beaubien Street on the east, Wilkins Street on the South
8 and Brush Street on the west to allow for a three-building mixed-use development with below-
9 grade parking.

10 IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

11 Section 1. ~~District Map 4 and Ordinance 25-96~~ of Chapter 61, Article XVII 50 of the
12 ~~1984~~ 2019 Detroit City Code, 'Zoning,' ~~commonly known as the Detroit Zoning Ordinance,~~ is
13 amended as follows:

14 Article XVII, District Map No. 4 and Ordinance 25-96 is amended to modify the
15 approved plans for the PD-H (Planned Development District-Historic) zoning classification
16 currently shown ~~on~~ for property located at 2994 and 2968 Brush Street, 418 and 432 Watson Street,
17 3001, 3009, 3019, 3027, and 3035 Beaubien Street, and 429 and 437 Wilkins Street, all generally
18 bounded by Watson Street on the north, Beaubien Street on the east, Wilkins Street on the South
19 and Brush Street on the west and more specifically described as:

20 Parcel 1

21 E BRUSH LOT 2 BLK H BRUSH SUB L2 P25 PLATS, WCR 1/43 90 X 90

22 a/k/a 2994 Brush

23 Tax Parcel ID 01003824.

1 **Parcel 2**
2 E BRUSH LOT 1 BLK H BRUSH SUB L2 P25 PLATS, WCR 1/43 AND LOT 7 MILLER
3 & WILLCOX SUB L1 P86 PLATS, WCR 1/44 90 X 125
4 a/k/a 2968 Brush
5 Tax Parcel ID 01003823.

6 **Parcel 3**
7 S WATSON LOT 17 MILLER & WILLCOX SUB L1 P86 PLATS, WCR 1/44 35 X 90
8 a/k/a 418 Watson
9 Tax Parcel ID 01000734.

10 **Parcel 4**
11 S WATSON LOTS 15 & 16 MILLER & WILLCOX SUB L1 P86 PLATS, WCR 1/44 70
12 X 90
13 a/k/a 432 Watson
14 Tax Parcel ID 01000733.

15 **Parcel 5**
16 W BEAUBIEN LOT 14 MILLER & WILLCOX L1 P86 PLATS, WCR 1/44 40 X 96
17 a/k/a 3035 Beaubien
18 Tax Parcel ID 01003742.

19 **Parcel 6**
20 W BEAUBIEN LOT 13 MILLER & WILLCOX L1 P86 PLATS, WCR 1/44 40 X 96
21 a/k/a 3027 Beaubien
22 Tax Parcel ID 01003743.

23 **Parcel 7**

1 W BEAUBIEN LOT 12 MILLER & WILLCOX L1 P86 PLATS, WCR 1/44 40 X 96
2 a/k/a 3019 Beaubien
3 Tax Parcel ID 01003744.

4 **Parcel 8**

5 W BEAUBIEN LOT 11 MILLER & WILLCOX L1 P86 PLATS, WCR 1/44 40 X 96
6 a/k/a 3009 Beaubien
7 Tax Parcel ID 01003745.

8 **Parcel 9**

9 W BEAUBIEN LOT 10 MILLER & WILLCOX SUB L1 P86 PLATS, WCR 1/44 40 X 96
10 a/k/a 3001 Beaubien
11 Tax Parcel ID 01003746.

12 **Parcel 10**

13 LOT 8, MILLER AND WILLCOX SUBDIVISION OF OUTLOT 180, 182 AND 184
14 SUBDIVISION OF THE LAMBERT BEAUBIEN FARM, AS RECORDED IN LIBER
15 1, PAGE 86 OF PLATS, WAYNE COUNTY RECORDS.
16 a/k/a 429 Wilkins

17 Tax Parcel Number: 01000731

18 **Parcel 11**

19 LOT 9, MILLER AND WILLCOX SUBDIVISION OF OUTLOT 180, 182 AND 184
20 SUBDIVISION OF THE LAMBERT BEAUBIEN FARM, AS RECORDED IN LIBER 1
21 PAGE 86 OF PLATS, WAYNE COUNTY RECORDS.
22 a/k/a 437 Wilkins

23 Tax Parcel Number: 01000732

1 ~~All development within the PD II (Planned Development District) zoning classification for the~~
2 ~~land described herein shall be~~ in accordance with the site plans, elevations, lighting, signage,
3 landscaping plans, and other components of the development proposal for American Community
4 Developers in the drawings prepared by Oombra Architects, dated September 6, 2018, subject to
5 the following conditions:

6 ~~(1) That the developer must continue to revise the design of the project, to the~~
7 ~~reasonable satisfaction of the City Planning Commission; and~~

8 (1) That the developer must mitigate construction-related impacts on neighboring
9 properties; and

10 ~~(3) That the Developer receive a letter of recommendation from the Brush Park~~
11 ~~Community Development Corporation prior to application for building permits;~~
12 ~~and~~

13 (2) That final ~~site plans, lighting, signage, and elevations~~ site plans, elevations,
14 lighting, signage, landscaping plans, and other components must be approved by
15 the City Planning Commission staff prior to application for building permits.

16 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

17 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
18 health, safety and welfare of the people of the City of Detroit.

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1 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication
2 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6),
3 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

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5 Approved as to form:

6 *Lawrence T. Garcia*
7 _____

8 Lawrence T. Garcia,
9 Corporation Counsel