

City of Detroit

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FROM: Kimani Jeffrey, Staff

RE: Request of Brush Park Properties, LLC in partnership with 112 Edmund LLC on behalf of Terranovus Development to modify the provisions of an existing PD-H (Planned Development-Historic) zoning district on Article XVII, District Map 4 of the 1984 Detroit City Code, Chapter 61, Zoning, to allow for two mixed-use buildings which will include office, retail, commercial and residential space; additionally, to construct a parking structure with residential units on property commonly known as 2827 John R. Street, 112 Edmund Place and 105 Alfred Street.

DATE: June 7, 2018

RECOMMENDATION

Based on the information that was provided at the public hearing, the public testimony that was submitted and the work that the developer has adhered to, in order to meet City staff and community requests, CPC staff recommends approval of this petition. This recommendation comes with conditions and are as follows:

1. That the developer work with the immediately surrounding property owners to minimize disruption to the neighborhood during construction and address impacts that may arise; and
2. That staff will not forward this matter to City Council before the week of June 18, 2018 in order to allow the Brush Park Community Development Corporation and Historic District Commission to take their respective actions regarding the subject proposal; and
3. That the developer work to mitigate any possible unforeseen concerns and work with the CPC staff to further refine any aspect of the project design if necessary; and
4. That the developer work with the neighbor immediately adjacent to the west to add a possible brick masonry wall and/or vegetative buffer as appropriate between subject lots working with the subject neighbor and to be done to CPC staff's satisfaction; and
5. That the developer would address setback concerns of the adjacent property known as the Lucien Moore, to mitigate outstanding issues to CPC staff's satisfaction; and
6. That the developer submit final site plans and elevations, landscaping, lighting, and signage plans to the CPC staff.