



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

August 17, 2017

REQUESTS: Major Subdivision Final Plans / 4526 O'Donnell Street (Greektown Phase III)

Final Design Approval / Greektown Planned Unit Development #131 – 4526 O'Donnell Street

RECOMMENDATIONS: Approval

STAFF: Matthew DeSantis, AICP

PETITIONER: Greektown, LLC

OWNER: Greektown, LLC

SITE/GENERAL AREA

Site Conditions: The subject property is a roughly 50' x 360' strip of unimproved land. To the north is the existing Greektown development, to the south is O'Donnell Street, to the west is an industrial use and its associated surface parking lot, and to the east is another surface parking lot. The lot slopes upwards to the north.

General Area: The Greektown PUD is a total of 13.5 acres and is bounded by Foster Avenue to the North, Oldham Street to the East, O'Donnell Street to the South and the CSX right-of-way to the West. The multi-phased development has already completed its first two phases, with the construction of 298 fee-simple townhomes. This subdivision proposes thirteen additional townhomes. This residential development is consistent with the proposal that the Planning Commission recommended for approval at the December 22, 2016 meeting.

HISTORY (pertaining to the PUD overall)

- Ordinance #06-192, approved March 6, 2006, established the Greektown Redevelopment Residential Planned Unit Development (PUD).
- On October 4, 2007, the Planning Commission approved a Minor Amendment to the Greektown PUD, Final Subdivision and Development Plans for the Phase I residential area, and associated street closings. The subdivision was never recorded, and the street closings never proceeded through the necessary legislative process. As such, those past actions are no longer valid.
- On July 8, 2010, the Planning Commission approved a Minor Amendment to the Greektown PUD and new Final Subdivision and Development Plans for the Phase I residential area.

- On April 7, 2011 the Planning Commission approved the Final Design Approval of the Greektown Redevelopment Planned Unit Development, Phase I.
- On July 11, 2013, the Planning Commission approved a Minor Amendment to the Greektown PUD, Phase II, which authorized 20' wide townhome units.
- On April 3, 2014, the Planning Commission approved the Final Design of Phase II and Major Subdivision Final Plan
- On February 26, 2015, the Planning Commission recommended approval to CCB 15-0477 – Rezoning of certain properties in Section B of the Greektown PUD development plan.
- On October 16, 2015, the Planning Commission recommended approval to CCB 14-0439- Amendment 1 to the Greektown PUD, which authorized drive-in restaurants in Section B of the PUD.
- On January 12, 2016, the Planning Commission recommended approval to CCB #15-0600 – Amendment II to the Greektown PUD, which permitted dwellings in Section B of the development plan.
- On December 22, 2016, the Planning Commission recommended approval of the closing of Dillon Street between Lehigh Street and Macon Street.

ANALYSIS

Project: This subdivision proposes thirteen additional townhomes and a surface parking lot. This residential development is consistent with the proposal that the Planning Commission recommended for approval at the January 12, 2016 meeting. The overall Greektown development will have a total of 311 dwelling units with the construction of these proposed townhomes.

In its consideration of the proposal, staff reviewed the following factors:

Site Plan Review Committee (SPRC): The proposed development plan was reviewed on May 11, 2016 and received approval on August 29, 2016.

PUD Master Plan: This proposed development is consistent with the Major Amendment reviewed by the Planning Commission on January 12, 2016. Although staff recommended disapproval at that time due to the site being surrounded by commercial and industrial uses, the usage of O'Donnell Street as an active truck route, and concerns raised by the setbacks proposed by the development, the Planning Commission voted to recommend approval of the PUD amendment allowing residential usage in this portion of the PUD.

Subdivision Regulations: Off-street parking requirements posed a design challenge for the units given the shallow depth of the lot. As such, each unit will feature a front-loading garage to satisfy off-street parking requirements.

Elevations: The proposed elevations are consistent with the existing development pattern of the Greektown PUD. The units will be four stories with brick front and side facades. The rears will have vinyl siding as well as second-floor projecting decks.

Community Notification:

The Greektown Neighborhood Alliance has been notified of these actions.



Thomas J. Stosur
Director