

Greydale Development



Reality Check Review

February 2024

develop ARCHITECTURE

Ms. Jefferson wants to evaluate the feasibility of renovating the land of seven properties at 18261, 18281, 18315, 18323, 18331, 18345, and 18353 Greydale St in Detroit, MI. The following document details zoning/code requirements, preliminary diagrams, and a preliminary estimated budget review.

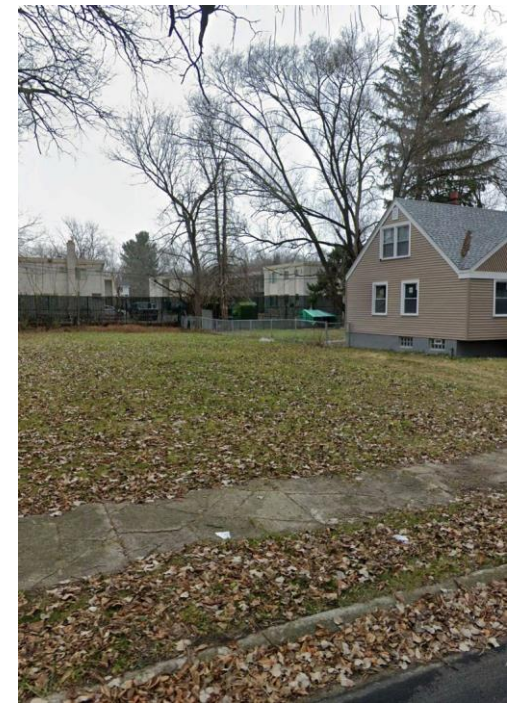
All of the parcels are currently vacant, and are located west of Greydale St and south of Pickford Ave. This RCR examines various possibilities for transforming the land into either single-family housing, a series of duplexes, or townhomes on the parcels.

The design of this development should seek a transformative look to invigorate that neighborhood. This would be the first new construction in this neighborhood in some time and attracting buyers to this up-and-coming neighborhood is critical in continuing the positive work that is already going.

We have provided three overall development options for consideration. Each come with its own challenges and opportunities.



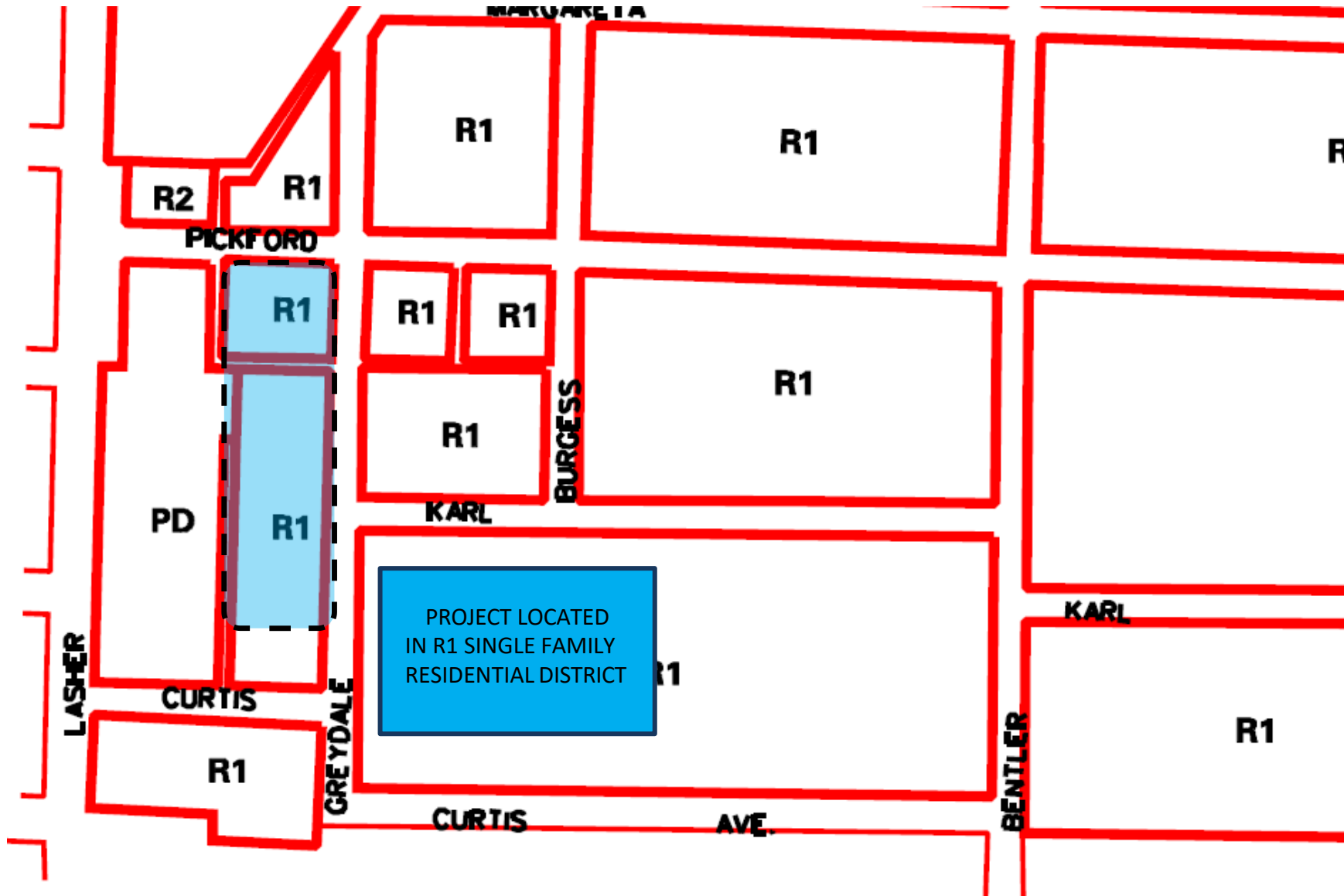
Site Location Map



Site Photos



Existing Conditions Photos



By-Right Uses

Sec. 50-8-14. By-right residential uses.

By-right residential uses within the R1 Single-Family Residential District are as follows: Single-family detached dwellings.

Sec. 50-8-15. By-right public, civic, and institutional uses.

By-right public, civic and institutional uses within the R1 Single-Family Residential District are as follows: Family day care home.

Sec. 50-8-16. By-right retail, service, and commercial uses.

By-right retail, service, and commercial uses within the R1 Single-Family Residential District are as follows: None.

Sec. 50-8-17. By-right manufacturing and industrial uses.

By-right manufacturing and industrial uses within the R1 Single-Family Residential District are as follows: None.

Sec. 50-8-18. By-right other uses.

Other by-right uses within the R1 Single-Family Residential District are as follows:

- (1) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.
- (2) Urban gardens as provided for in Article XII, Division 3, Subdivision H, of this chapter.

Conditional uses.

Sec. 50-8-20. Conditional residential uses.

Conditional residential uses within the R1 Single-Family Residential District are as follows:

- (1) Religious residential facilities.
- (2) School building adaptive reuses, residential.

Sec. 50-8-21. Conditional public, civic, and institutional uses.

Conditional public, civic, and institutional uses within the R1 Single-Family Residential District are as follows:

- (1) Cemeteries, including those containing mausoleums, crematories, or columbaria.
- (2) Educational institution.
- (3) Group day care home.
- (4) Neighborhood center, non-profit.
- (5) Outdoor art exhibition grounds; sculpture gardens.
- (6) Outdoor recreation facility.
- (7) Religious institution.
- (8) Residential-area utility facilities, public.
- (9) School building adaptive reuses—public, civic, and institutional.
- (10) School, elementary, middle/junior high, or high.

Sec. 50-8-22. Conditional retail, service, and commercial uses.

Conditional retail, service and commercial uses within the R1 Single-Family Residential District are as follows:

- (1) Parking lots or parking areas for operable private passenger vehicles.
- (2) School building adaptive reuses—retail, service, and commercial.

Sec. 50-8-23. Conditional manufacturing and industrial uses.

Conditional manufacturing and industrial uses within the R1 Single-Family Residential District are as follows: None.

Sec. 50-8-24. Conditional other uses.

Other conditional uses within the R1 Single-Family Residential District are as follows:

- (1) Antennas as provided for in Article XII, Division 3, Subdivision G, of this chapter.
- (2) Greenhouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (3) Hoophouses as provided for in Article XII, Division 3, Subdivision H, of this chapter.
- (4) Railroad rights-of-way, not including storage tracks, yards, or buildings.
- (5) Urban farms as provided for in Article XII, Division 3, Subdivision H, of this chapter.

Sec. 50-13-254. - Lots of less than 5,000 square feet (small lots).

Lots of less than 5,000 square feet that are intended for development of single-family detached houses are referred to as "small lots," and are permitted in some zoning districts in order to encourage creative site designs for smaller lots as provided in Section 50-13-255 and Section 50-13-256 of this Code.

Sec. 50-13-255. - Small lot development; design objective.

The objective of the small lot single-family design standards is to provide housing for individuals and families who seek convenience and a minimized home maintenance lifestyle. The small lot site plan shall be specifically designed to provide adequate light and air between units, adequate drainage between lots, interior and exterior privacy, open space relief on the individual lot, innovative and architecturally interesting home design, attractive streetscapes, and adequate parking.

Sec. 50-13-256. - Small lot development standards.

All small lots shall comply with the standards in the following table:

Item	Standard
Maximum number of units per lot	1
Maximum block length	500 feet
Types of housing permitted	Single family dwellings only
Avoiding garage dominance	Attached garages shall conform to the garage provisions of Section 50-14-393 of this Code.
Minimum usable private open space per dwelling unit	Each lot shall incorporate a private, usable outdoor space with direct access to the lot's dwelling unit. Such a space shall contain at least 350 square feet with minimum dimension in both directions of 18 feet. Driveway and parking areas shall not be counted toward meeting this space requirement.
Private storage	No detached outdoor storage sheds are allowed on small lots.

Sec. 61-8-31.R2 Description.

- The district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

Sec. 61-8-34. By-right residential uses.

- (1) Single-family detached dwelling
- (2) Two-family dwelling (Ord. No. 11-05, §1, 5-28-05)

Sec. 61-8-35. By-right public, civic, and institutional uses.

- (1) Family day care home
(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-8-36. By-right retail, service, and commercial uses.

- (1) None
(Ord. No. 11-05, §1, 5-28-05)

Sec. 61-8-40. Conditional residential uses.

- (1) Multiple-family dwelling, which has not more than eight (8) dwelling units
- (2) Town house with a maximum of eight (8) in any group of attached town houses
- (3) Religious residential facilities
- (4) School building adaptive reuses--residential
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 21-12, §1, 11-2-12)

Sec. 61-8-42. Conditional retail, service, and commercial uses.

- (1) Parking lots or parking areas for operable private passenger vehicles
- (2) School building adaptive reuses—retail, service, and commercial
(Ord. No. 11-05, §1, 5-28-05; Ord. No. 21-12, §1, 11-2-12)

Sec. 61-8-43. Conditional manufacturing and industrial uses.

- (1) None
(Ord. No. 11-05, §1, 5-28-05)

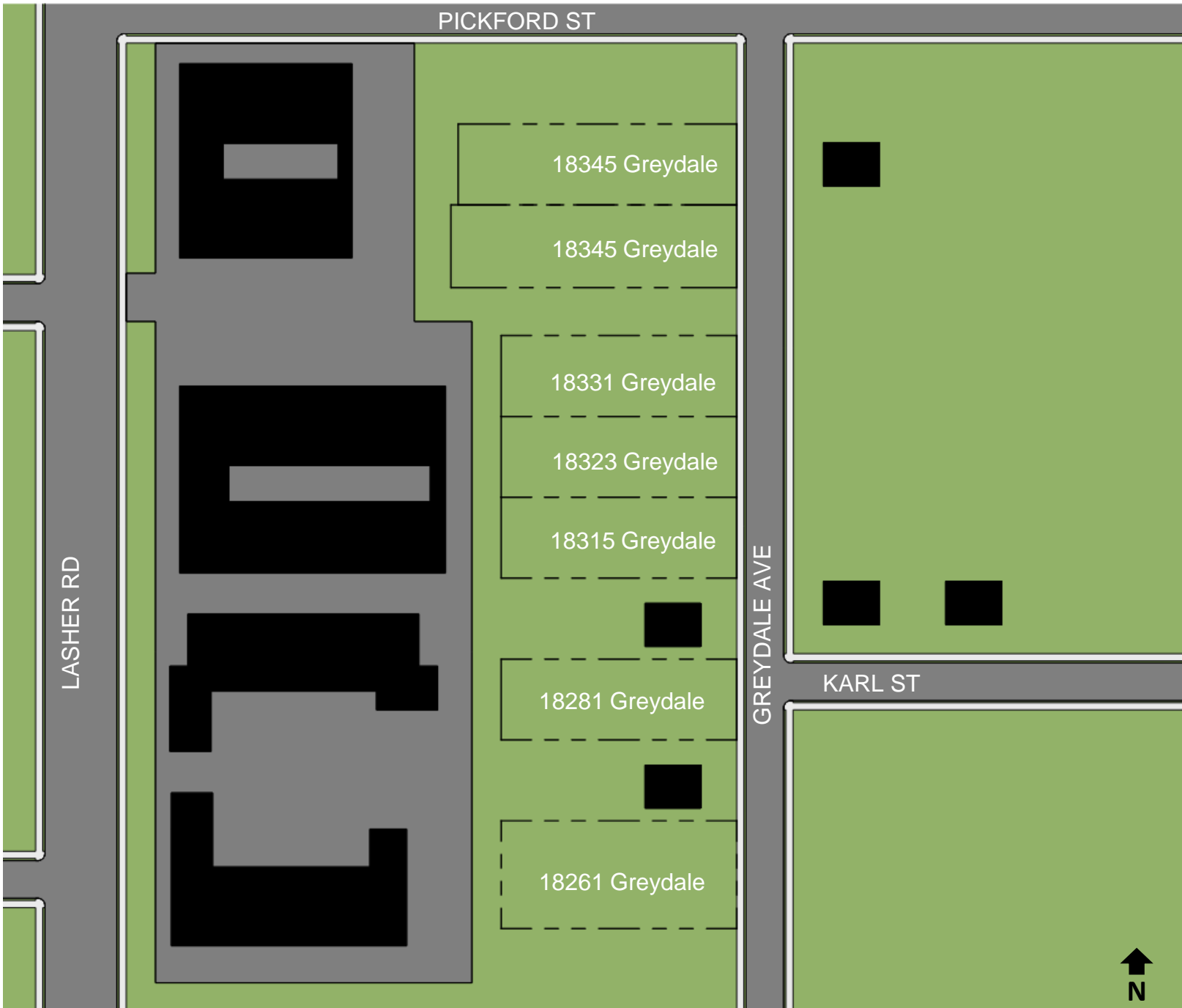
Sec. 61-8-46. Other regulations.

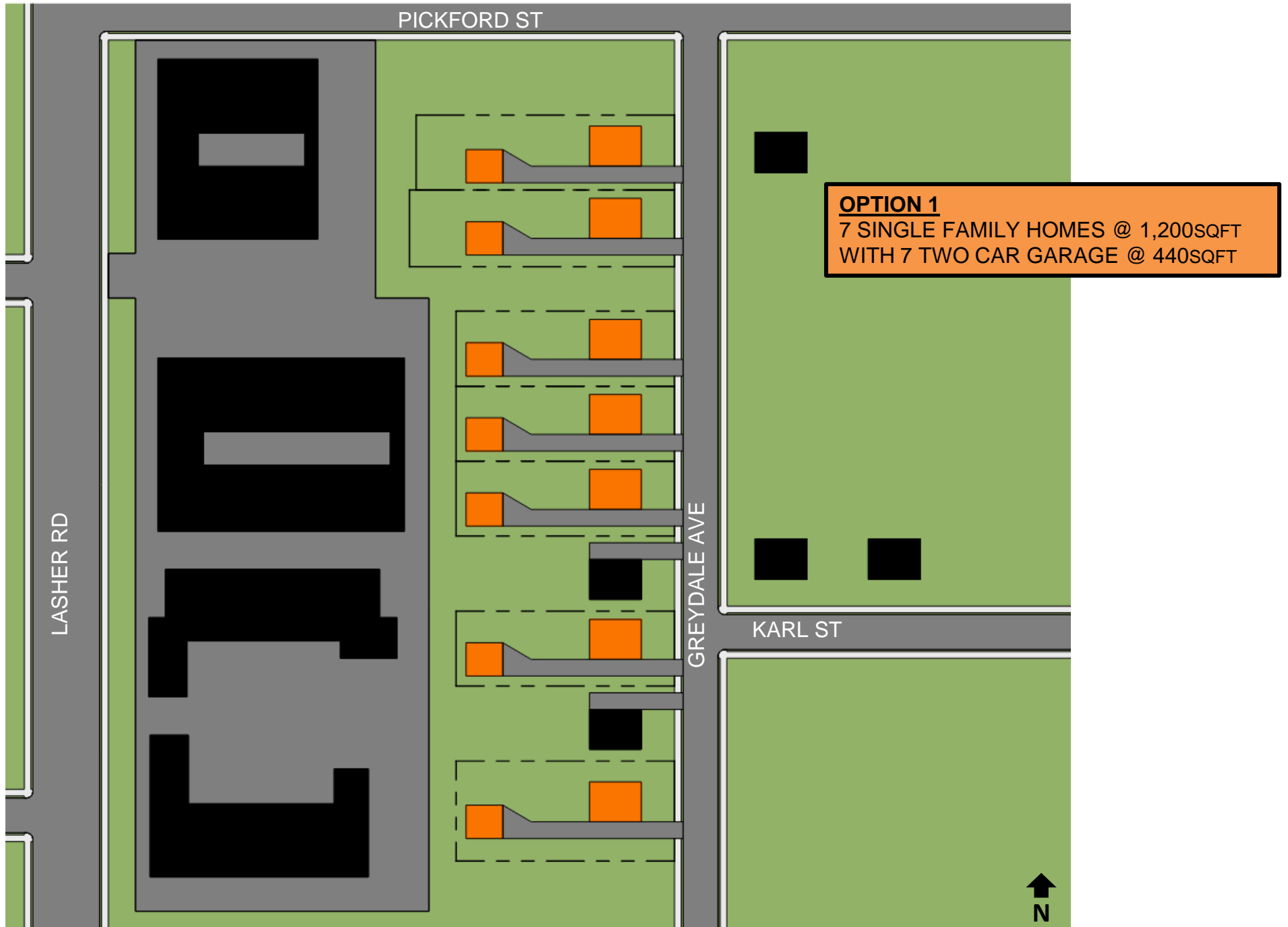
- The following regulations shall also apply on land zoned R2:
- (1) New single- and two-family dwellings in the R2 District shall comply with the Residential Compatibility Requirements set forth in ARTICLE XIV, DIVISION 3, Subdivision A of this Chapter;
- (2) In the R2 District, not more than one (1) principal detached residential building shall be located on a zoning lot. Likewise, no principal detached residential building shall be located on the same zoning lot with any other principal building in the R1 and R2 Districts, except in the case of buildings used for educational or religious purposes;

(3) Open parking areas.

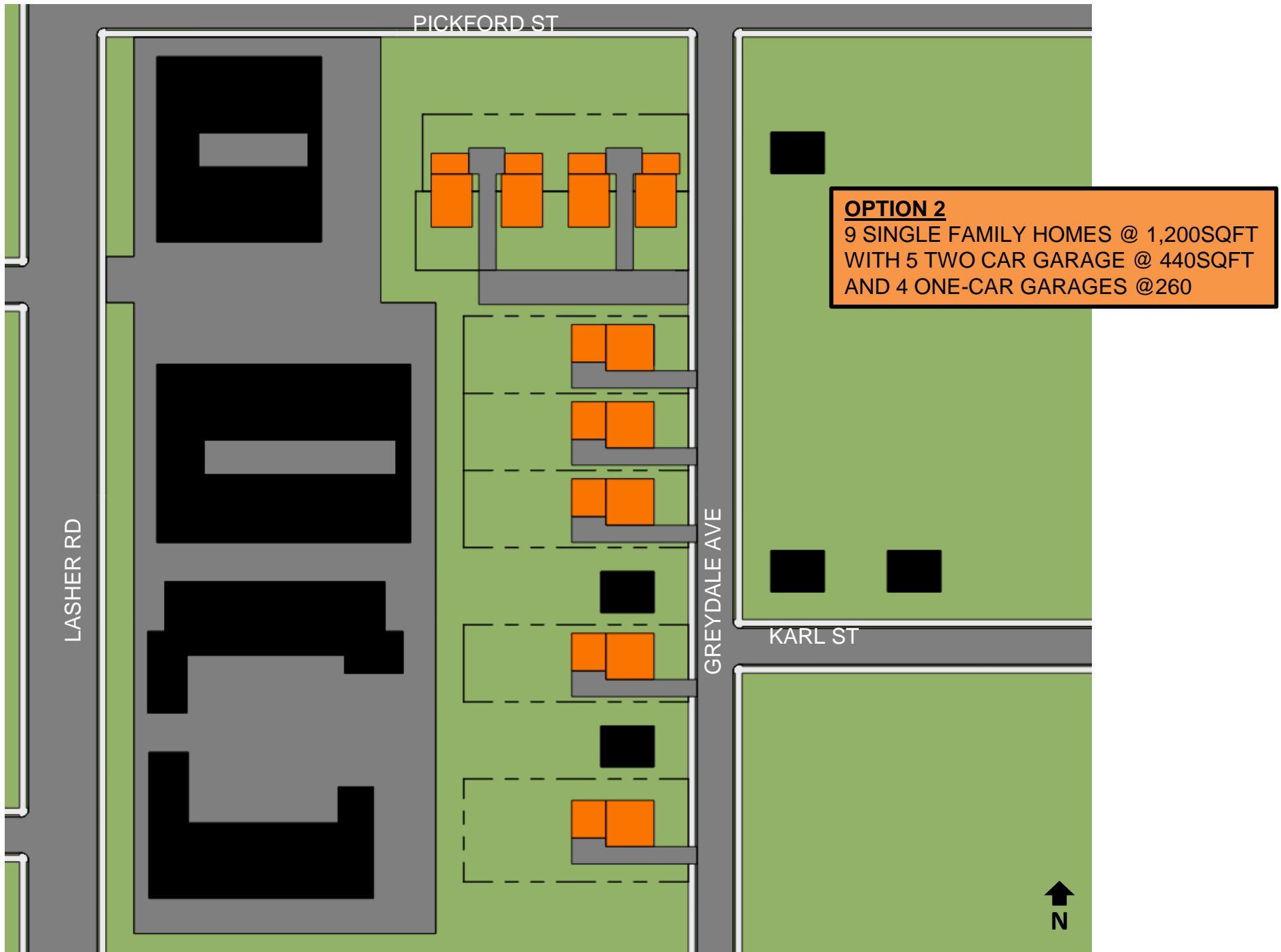
- (a) Open parking areas, where located on the same zoning lot as the dwelling they are intended to serve, shall be permitted in the rear yard;
- (b) In addition, operable private passenger vehicles may also be parked on the driveway in only one (1) side yard and the continuation of that side yard into the front yard to the property line;
- (c) Operable private passenger vehicles may also be parked on semicircular drives, as specified in Sec. 61-14-176(5) of this Code;
- (d) No mechanical maintenance or vehicular repairs may be conducted on the portions of the driveway that are specified in Subsection (b) of this section or on any semicircular drive;
- (e) Driveways shall be paved as provided for in Sec. 61-14-176 of this Code;
- (f) Where the Michigan Secretary of State requires a valid and current license plate or registration sticker to use or transport any vehicle or piece of recreational equipment as defined in Sec. 61-16-161 of this Code, each vehicle or piece of recreational equipment shall bear and properly display said valid and current license plate or registration sticker at all times when parked in accordance with the provisions of this section.

Use	Minimum Lot Dimensions		Minimum Setbacks (feet)			Max. Height (feet)	Max. Lot Coverage(%)	Max FAR	Add'l. Regs.
	Area (sq ft)	Width (feet)	Front	Side*	Rear				
Sec. Reference	Sec. 61-13-142		<u>Sec. 61-16-172</u>	<u>Sec. 61-16-172</u>	Sec. 61-13-151	Sec. 61-13-152	Sec. 61-13-156 Sec. 61-13-157		
			*Formula A = Length (feet) + 2 (height) / 15			*Formula B = Length (feet) + 2 (height) / 6			
									19; Sec. 61-13-131
Single-family dwellings, Religious residential facilities	5000	50	20	4 ft minimum/ 14 ft combined	30	35	35 (See also Sec. 61-13-105.)		Sec. 61-13-104; Article XIV, Division 3, Subdivision A
Town houses (attached group)	7000	70	20	Formula B	30	35	35		Sec. 61-13-106
Two-family dwellings	6000	55	20	4 ft minimum/ 14 ft combined	30	35	35 (See also Sec. 61-13-107.)		Article XIV, Division 3, Subdivision A
Agricultural uses				<i>See: Sec. 61-12-329</i>		35	35		Sec. 61-12-338
Accessory buildings/structures						15			Sec. 61-13-126
Cemeteries									Sec. 61-13-16, Sec. 61-13-131(2)
Multiple-family dwellings	7000	70	20	10	30		35	0.50	Sec. 61-13-101
Neighborhood center (non-profit)	10000	50	20	Formula B	30	35	35		Sec. 61-13-19
Outdoor recreation facilities									Sec. 61-13-131
Parking lots or parking areas			20	10					Sec. 61-13-102; Article XIV, Division 1, Subdivision I



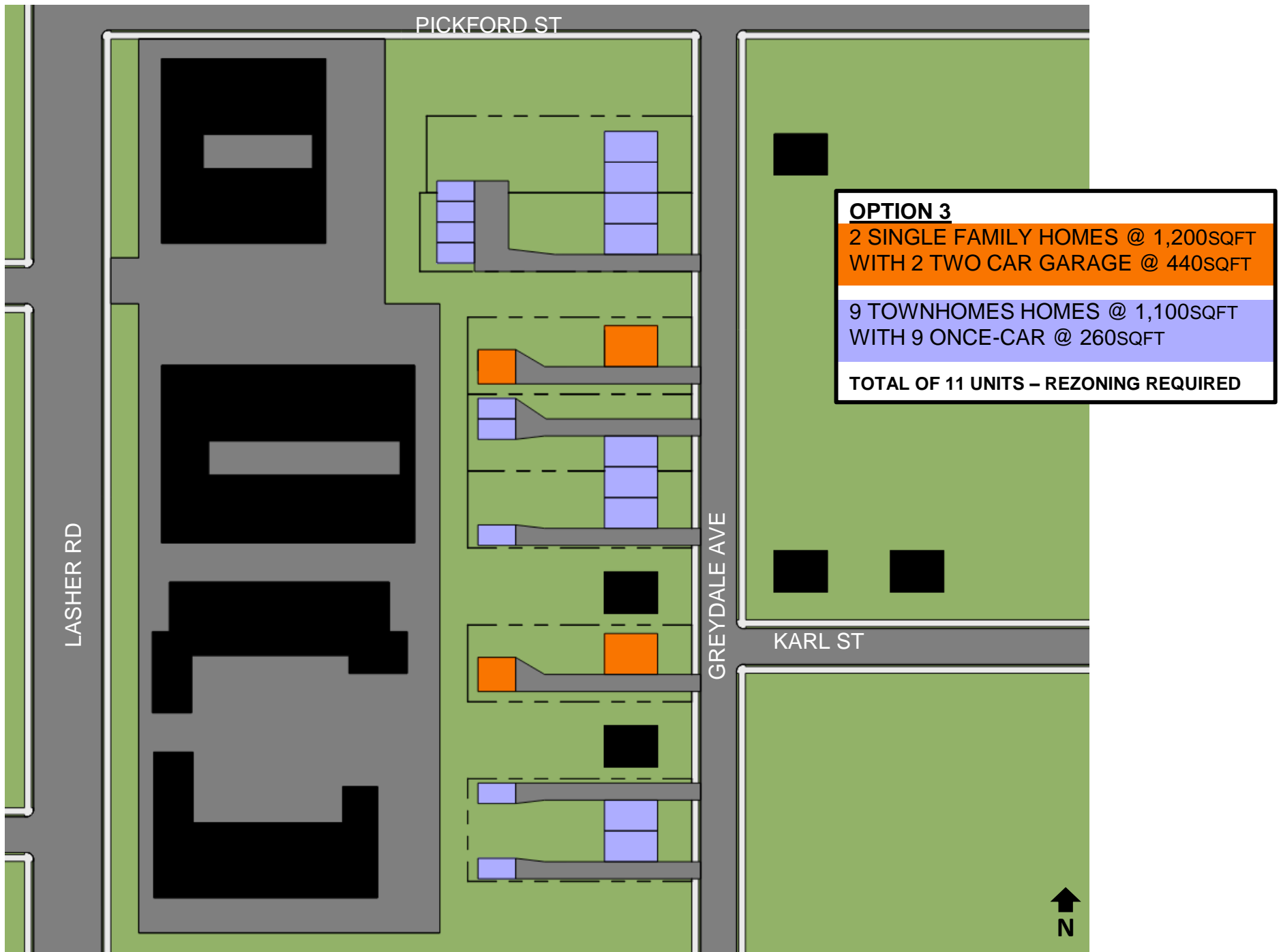


Site Plan - Option 1 - Single Family Homes



OPTION 2
 9 SINGLE FAMILY HOMES @ 1,200SQFT
 WITH 5 TWO CAR GARAGE @ 440SQFT
 AND 4 ONE-CAR GARAGES @260

Site Plan - Option 2 - Single Family Homes with Large Lots Combined



Site Plan - Option 3 - Single Family Homes and Townhomes

To apply for a rezoning, please request a pre-application meeting by emailingCPC@detroitmi.gov calling 313-224-6225

- Week 0 - Pre-application meeting
- Week 1 - Submit petition and application to City Clerk and CPC
- Week 3 - CPC prepares, publishes and disseminates public hearing notice (15-day statutory notice required)
- Week 5 - CPC public hearing
- Week 7 - CPC Action (It may take additional meetings of the CPC to resolve issues with the given request. The timeline will be extended accordingly)
- Week 8 - Prepare rezoning draft ordinance and submit legal description to City Engineering Division of DPW
- Week 10 - Submit draft ordinance, including the approved legal description, to the Law Department for review and approval as to form by the Law Department
- Week 12 - Submit report and ordinance to City Clerk and City Council upon return of ordinance from the Law Department
- Week 13 - City Council Formal Session – Refer report and ordinance to Planning and Economic Development (PED) Standing Committee of City Council
 - PED Standing Committee receives report and ordinance and determines how to proceed (set discussion or public hearing, both send back to Commission or.....)
- Week 14 - City Council Formal Session – Introduce ordinance and set public hearing (assuming no problems at Committee level)
- Week 15 - City Clerk prepares, publishes and disseminates public hearing notice (15-day statutory notice required)
- Week 17 - Public hearing held before PED Standing Committee – Recommendation made to Formal Session
- Week 18 - City Council - Formal Session – Action (assuming approval)
- Week 19 - City Clerks submits to Mayor’s office (assuming approval)
- Week 20 - Clerk prepares and publishes notice of enactment
- Week 21 - Zoning amendment effective 8 days after publication of notice of enactment or any specified date thereafter as may be determined

Step 1 – Concept Meeting with Planning Development Department (PDD).

Step 2 – Update concept according to proforma and city design comments.

Step 3 – Submit Application. (\$1,200) found here

https://detroitmi.gov/sites/detroitmi.localhost/files/forms/2019-10/BZA_fillable.pdf

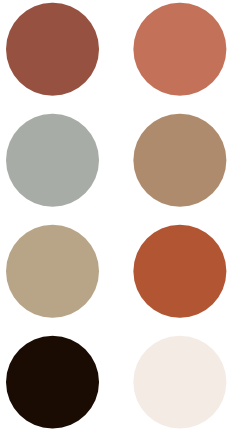
Step 4 – BZA (Board of Zoning Appeals) reviews and develops a case file. It takes them 30-60 days at a minimum to complete this task.

Step 5 Get support from the immediate community.

Step 6 – Public Hearing you must attend and present why you are seeking the variance.

Board meetings shall be held on each Tuesday at 9:00 am, except when such day falls on a legal holiday, then the Board shall set a new day within that week. All board meetings shall be open to the public. Four (4) Members of the Board shall constitute a quorum for the conduct of business.

Primary Colors



Karl St Homes



Curtis St. Homes

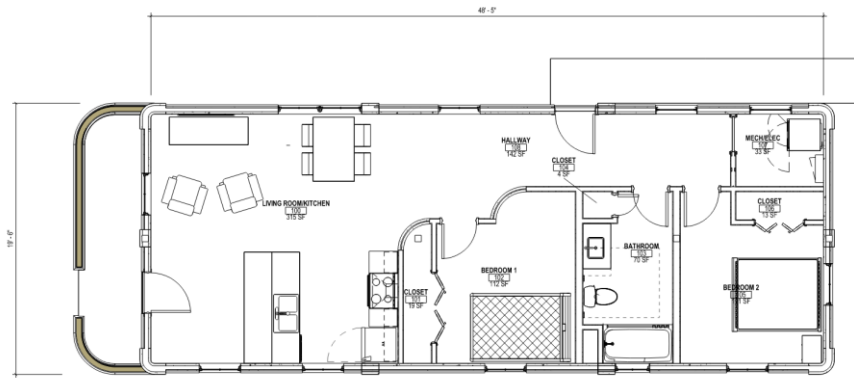


Glenco St. Homes



Secondary Colors





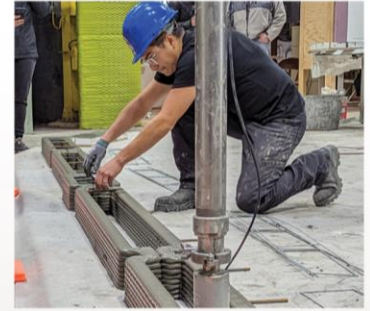
Floor plan – 2 Bedroom **1,000 sf**

This residence marks the culmination of a dynamic three-year collaboration among forward-thinking partners dedicated to shaping the future construction workforce and creating more accessible housing. This initiative focuses on the training and advancement of 3D-printed housing techniques across scattered sites and infill lots in Detroit, illustrating to the younger generation the application of digital, robotics, and automation tools in constructing superior homes efficiently.

When envisioning our inaugural 3D-printed dwelling, we prioritized aligning with the community's needs. Rather than pursuing the most cutting-edge design, we aimed to convey that a 3D-printed house is universally accessible in Detroit. Develop Architecture, led by Bryan Cook, in partnership with citizens robotics, conceptualized this 1000 sq ft, two-bedroom home. This structure serves as a testament to how 3D printing allows for customization, at no extra cost, and exceptional design. The project's realization is made possible through a grant from MSHDA, with completion slated for the fall of 2023, followed by its availability for sale through Keller Williams.

In conclusion, this project not only demonstrates technological innovation and community engagement but also highlights the unique contributions of Develop Architecture, led by Bryan Cook, in shaping a more inclusive and sustainable future for housing in Detroit. We extend our gratitude to all involved in making this endeavor possible.

Early Constructions Photos

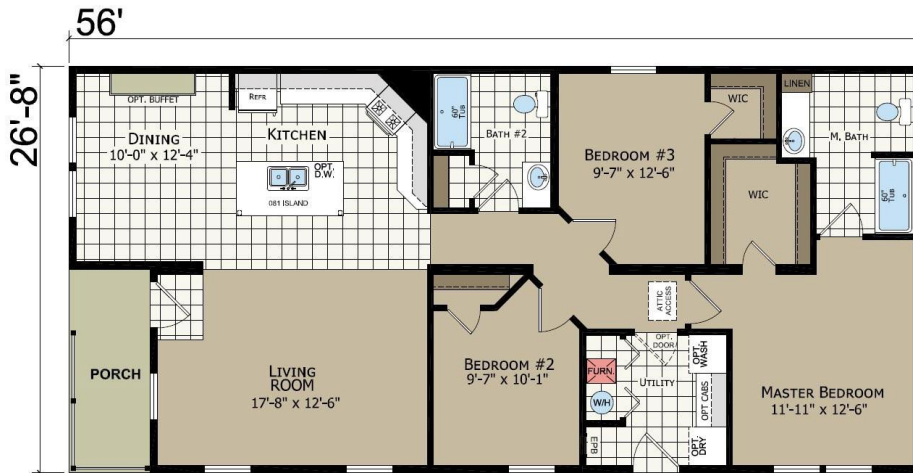


Exemplifying our commitment to innovative design and community development, our recent single-family housing project in Detroit showcased a blend of functionality and aesthetics. With each house spanning approximately 1420 square feet, the thoughtful layout included essential features such as a single-car garage, 2 bedrooms, and a welcoming porch. This project not only met the diverse housing needs of the community but also reflected our dedication to creating sustainable and livable spaces. We take pride in contributing to the vibrant fabric of Detroit through this successful endeavor.

<i>Square footage</i>	<i>Lot Size</i>
1,420 sf	100' x 45'
<i>Bedrooms</i>	<i>Zoning</i>
3	R2
<i>Bathroom</i>	<i>Homes developed</i>
2	18
<i>Windows</i>	
9	



Floor Plan



Inspiration



Color Palette



Materials
Palette



Entrance
study

Inspiration



Color Palette

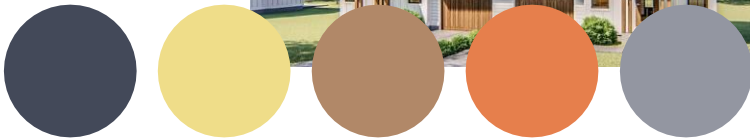


Materials Palette



Entrance study

Inspiration



Color Palette



Materials Palette

Estimated costing is for preliminary purposes only. **Please note that the values are provided as a courtesy and for initial budgeting purposes and are not an actual estimate of construction costs or all permit fees.** Once a design is developed, a licensed general contractor will provide a bid with actual, finite numbers. Values are based on recent projects of similar scope/scale within the city.

Can this be done for less? At the preliminary stage, it is impossible to confirm. Total project costs will depend on finalized scope, material choices, sweat equity, and professional fees (which are not included).

PRELIMINARY ESTIMATED COST of 1,200 sqft		
ITEM	UNIT COST	TOTAL
NEW CONSTRUCTION		
Roof, Floor, Walls (new construction	85-110/SQFT	\$ 114,000.00
Bathroom (1.5)	~\$10,000/PER	\$ 15,000.00
Windows (15)	\$600-\$1,400/Window	\$ 21,000.00
Flooring	7-10/SQFT	\$ 9,600.00
Plumbing	8-12/SQFT	\$ 8,400.00
Electrical	4-7/SQFT	\$ 7,200.00
Drywall	7-9/SQFT	\$ 9,600.00
HVAC	8-12/SQFT	\$ 8,400.00
Kitchen (200sqft)	~\$100/SQFT	\$ 20,000.00
SITE WORK		
General	4-7/SQFT	\$ 6,000.00
	Total	\$ 219,200.00
ESTIMATED – ADDITIONAL FEES		
Permitting		\$ 12,000.00
Administrative Site Plan Review		\$ 1,070.00
Building review fee		\$ 1,036.00
Contractor Profit and Over head	10-15% of Construction	\$ 64,860.00
Contingency	5-10% of Construction	\$ 43,240.00
Total Per Structure		\$ 341,406.00
Total for 7 Structures		\$2,389,842.00