

## Fact Sheet about 582-606 St. Clair Planned Unit Development Application

The proposed development would construct an upscale four-story building containing up to 77 residential units, approximately 4,000 square feet of commercial space, including surface parking for the project. The underlying Transition district zoning for the property allows up to four stories of residential by property owner, but a Planned Unit Development (PUD) application is needed to allow for the inclusion of commercial space.

The Planning Commission held the public hearing on the PUD application on November 14, 2022. On Dec. 19, the Planning Commission continue its deliberations and are expected to vote whether to accept the Planned Unit Development applications that allow commercial space on the first floor facing the parking lot.

- **The development team** is led by Mike Bailey, a Southeast Michigan-based developer who grew up in the Grosse Pointes. The team owns the property after purchasing it from Sunrise Senior Living in 2021. The property was listed for sale by a commercial broker and received multiple bids from developers. It sold for \$2.1 million, according to the property transfer.
- **Since 2005**, the City's strategic plan for the area has called for broader uses including residential in and near The Village. The community engaged in substantial discussion during development of a new Master Plan to address the loss of Jacobson's. The focus of the 2005 Master Plan was how to keep The Village economically viable without its long-time department store anchor. To accomplish this goal, zoning tools were added, including allowance for three- and four-story buildings and PUD options in and near The Village.
- **In 2006**, Sunrise Senior Living received City approval to build a 79-unit, four-story independent senior living housing project. Sunrise purchased all of the properties on the 1.9 acre site, built a new water main on St. Clair, requested building permits, but the project fell through due to the Great Recession.
- **In 2011**, the Sunrise property was still vacant when the City updated its Master Plan. A key focus of that process was to obtain community input on the future use of the Sunrise property. The property was seen as an opportunity to further the goals of the 2005 Master Plan by supporting uses that would buttress The Village. After the Master Plan 2012 update, zoning for the property was changed from single family and parking to Transition zoning, which allows multifamily buildings of up to four stories, including hotels or independent senior facilities.
- **Earlier this year**, after Mike Bailey and his team purchased the property, the developer and the architect held meetings with the adjacent commercial and residential neighbors, as required by the City. The proposal under consideration reflects the comments received at those meetings, including pedestrian-level street lighting and two-story townhouses with higher floors set back along St. Clair. The proposal is high end and high quality, featuring a predominately brick and stone exterior, with accent materials. The consensus was to include commercial space along the parking lot facing CVS.
- **Information on project details**, are posted to the home page on the City's website: [www.grossepointecity.org](http://www.grossepointecity.org). Included with the PUD application is a 2021 Housing Needs study conducted by the City, and a traffic study commissioned by the applicant. Although the application indicates the initial plan is for apartments, the ownership structure of the building is not up to the City. The City's zoning approval does not dictate whether a residential building is rented or owned – just whether it is multi-family, two-flat or single family. In fact, the owner of the development has the flexibility turn the property into condos at any point.
- **Property tax estimates:** As an apartment complex that is assessed commercial property taxes, it is estimated that the project would generate approximately \$100,000 in property tax revenues for the City, about \$130,000 to the School District, and about \$12,000 to the Library.