

City of Detroit

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PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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Ms. Cindy Golden
Asst. City Council Committee Clerk

THURSDAY, MAY 18, 2017

10:00 A.M.

- A. ROLL CALL**
- B. CHAIR REMARKS**
- C. APPROVAL OF MINUTES**
- D. 10:05 A.M. – DISCUSSION – RE: Downtown Detroit Partnership. (Eric Larson)**

UNFINISHED BUSINESS

1. Status of **City Planning Commission** submitting report relative to Request of Brush Park Development Company Phase I, LLC to modify the provisions of existing PD (Planned Development District) zoning districts established by Ordinance 25-96 and Ordinance 07-16 on land bounded by Brush St., Alfred St., Beaubien St. and Division St. The developer proposes to modify the configuration of the PD districts to better facilitate the development of a mixed-use residential structure on the western portion of the subject block. The proposed structure is part of a larger previously approved project providing a total of 350-400 units of housing across studio through multi bedroom unit types, via the preservation and renovation of four existing historic homes and the construction of new townhouses, carriage houses, duplexes and apartments with restaurants, retail and office uses (**RECOMMEND APPROVAL WITH CONDITIONS**) Petition #1519 (**BROUGHT BACK AS DIRECTED 5-11-17**)

2. Status of **Council Member Raquel Castaneda-Lopez** submitting memorandum relative to sale of 8124 Michigan Ave., Detroit, MI 48210. **(BROUGHT BACK AS DIRECTED ON 5-11-17)**
3. Status of **Planning and Development Department** submitting reso. autho. Real Property at 8124 Michigan Avenue, Detroit, MI 48210. **(The Planning and Development Department entered into a Purchase Agreement dated June 2, 2016 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “Deed”) for Twenty Five Thousand and 00/100 Dollars (\$25,000.00) (the “Purchase Price”). Offeror intends to improve the vacant lot as a parking lot for operable motor vehicles to support their adjacent auto repair business. The proposed use is a by-right use within the designated B4 / General Business zoning district, as per Section 61-9-76(22) of the City of Detroit Zoning Ordinance.) (BROUGHT BACK AS DIRECTED ON 5-11-17)**
4. Status of **Council Member Scott Benson** submitting memorandum relative to Inclusionary Housing Ordinance suggested modification. **(70% of funds expended by the Detroit Housing Trust Fund shall be spent in areas of persistent poverty that are located within identified City of Detroit Planning Study Areas.) (BROUGHT BACK AS DIRECTED ON 5-11-17)**
5. Status of **Council Member Mary Sheffield** submitting the Notification Ordinance. **(BROUGHT BACK AS DIRECTED ON 5-11-17)**
6. Status of **Planning and Development Department** submitting reso. autho. Real Property at 6556 E. McNichols, Detroit, MI 48212. **(The P&DD entered into a Purchase Agreement dated March 30, 2017 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “Deed”) for Fifty-Five Thousand and 00/100 Dollars (\$55,000.00) (the “Purchase Price”). Offeror intends to rehabilitate the property for use as equipment storage for their solar panel and residential low-energy mechanical retrofitting business. The proposed use is a by-right use within the designated M4/Intensive Industrial zoning district, in accordance with Section 61-10-77 (40) of the City of Detroit Zoning Ordinance. As a condition of the sale, title conveyed shall additionally be subject to a right of reverter, to be exercised by the Detroit Planning & Development Department in event of default, stipulating that Offeror shall not use the property as a medical marihuana caregiver center, as defined by Section 61-3-353 of the City of Detroit Zoning Ordinance, at any point within a five (5) year period of the closing date) (BROUGHT BACK AS DIRECTED ON 5-11-17)**
7. Status of **Historic Designation Advisory Board** submitting report relative to Petition of Midtown Detroit, Inc. (#1304), request to designate the former Stanley Hong’s Mannia Café at 265 East Baltimore as a City of Detroit Local Historic District. **(We have received the Clerk’s referral of this petition requesting the historic designation of the property located at 265 East Baltimore. It has been placed on the Historic Designation Advisory Board’s list of pending request to be handled in the order received.) (BROUGHT BACK AS DIRECTED ON 4-13-17)**

8. Status of **Historic Designation Advisory Board** submitting reso. autho. to conduct studies to determine whether the Stanley Hong's Mannia Café located at 265 East Baltimore Avenue meets the criteria for historic designation and to issue appropriate reports in accordance with the Michigan Local Historic Districts Act and Chapter 25, Article II of the 1984 Detroit City Code. **(BROUGHT BACK AS DIRECTED ON 4-13-17)**
9. Status of **Historic Designation Advisory Board** submitting reso. autho. appointments of Cleophus Bradley and Jeff Kidorf as *ad hoc* members of the Historic Designation Advisory Board in connection with the study of the Stanley Hong's Mannia Café as a proposed Historic District. **(BROUGHT BACK AS DIRECTED ON 4-13-17)**

NEW BUSINESS

CITY PLANNING COMMISSION

10. Submitting report relative to the requests of (3) three separate petitioners (the Detroit Catholic Pastoral Alliance, Giffels Webster, on behalf of Baltimore Station, LLC, and the Town Partners) for the rezoning of separate properties for which each has legal interests and also to consider the request of the City Planning Commission staff as co-petitioner for a broader area inclusive of the three petitioners properties to amend Map. No. 8 of Chapter 61, Article XVII of the 1984 Detroit City Code, Zoning, to approve a rezoning from the B4 (General Business District), P1, M3 and M4 zoning classification for land generally bounded by East Grand Boulevard on the north, Hasting Street on east, the Michigan Consolidated railroad tracks on the south and the north/south alley first east of Woodward (excluding the B4 property at the southwest corner of East Grand Boulevard and John R). **(SUPPLEMENTAL REPORT) (On March 30, 2017, the Honorable Planning and Economic Development Standing Committee (P&ED Committee), while reviewing the issues related to this proposed rezoning, requested a further study and supplement report in regard to this proposal. The P&ED Committee requested that CPC staff conduct an additional study of the area proposed for a rezoning, in order to ascertain further the impact that the rezoning would have on existing land uses. This report serves to provide this information and complement the original report submitted to the City Council and dated March 24, 2017.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-18-17)**
11. Submitting report and reso. autho. Request of Devon Renewal, LLC to approve site plans and elevations for an existing Planned Development (PD) zoning classification shown on Article XVII, District Map No. 4, of the 1984 Detroit City Code, Chapter 61, Zoning, for the development on residential property commonly referred to as 64 Watson **(RECOMMEND APPROVAL WITH CONDITIONS). (The proposal calls for the demolition of the majority of the existing building, while reconstructing the front façade of the proposed new building to mimic the primary elements of the original design. The plan also calls for the building to house five (5) residential units within 3 stories to be sold at market-rate value. These five (5) units are planned to consist of two (2) garden condos, two (2) townhouse condos and one (1) penthouse condo.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-18-17)**

HOUSING AND REVITALIZATION DEPARTMENT

12. Submitting reso. autho. Request for Department approval of the 2017 Regular Review of HOME and CDBG Allocations. **(The City of Detroit, through the Housing and Revitalization Department (“H&RD”), has continued to work closely with the U.S. Department of Housing and Urban Development (“HUD”), in making required obligations and disbursements of City HOME and CDBG Development funds to meet upcoming project closeout, commitment and disbursement deadlines.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-18-17)**
13. Submitting reso. autho. Request to Use NSP III Program income for acquisition. **(The Housing & Revitalization Department (H&RD) is in the process of closing out the NSP III Program, and is requesting to use NSP III program income in the amount of \$258,000.00 for the acquisition of 214 public housing units located at Lee Plaza, 2240 W. Grand Blvd., Detroit, Michigan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-18-17)**
14. Submitting reso. autho. Request to Appropriate unobligated Urban Development Action Grant (UDAG) Miscellaneous Revenue. **(The Housing & Revitalization Department (H&RD) is requesting to appropriate \$1,489,275.35 of unobligated UDAG Miscellaneous Revenue to the City’s General Ledger Account.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-18-17)**
15. Submitting reso. autho. Request to Acquire Real Property from the Detroit Housing Commission 2 former apartment building sites in Detroit, Michigan. **(The Housing & Revitalization Department (H&RD) is hereby requesting the authorization of your Honorable Body to acquire two (2) former apartment building sites within the City of Detroit from the Detroit Housing Commission (“DHC”) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-18-17)**
16. Submitting reso. autho. Request to Acquire Real Property from the Detroit Housing Commission, then transfer to the Detroit Land Bank Authority – 127 properties in Detroit, Michigan. **(The Housing & Revitalization Department (H&RD) is hereby requesting the authorization of your Honorable Body to acquire 127 single family homes within the City of Detroit (“Properties”) from the Detroit Housing Commission (“DHC”), and then transfer those Properties to the Detroit Land Bank Authority (“DLBA”) to secure, maintain, market and sell.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-18-17)**
17. Submitting report relative to FY 2017-18 Budget CDBG Reprogramming Commitments. **(The Housing & Revitalization Department (H&RD) is providing the following update with respect to FY 2017-18 Budget CDBG reprogramming commitments that have been requested by the Council and discussed between H&RD and councilmembers. H&RD plans to advertise a reprogramming the week of July 3rd allocating the \$500,000**

**requested by the Council of CDBG to the Conventional Home Repair Grant.)
(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT
STANDING COMMITTEE ON 5-18-17)**

MISCELLANEOUS

18. **State of Michigan Department of Treasury** – The State Tax Commission received an Obsolete Property Rehabilitation exemption certificate, numbered 3-16-0041, for the commercial property at 6402 Woodward Ave LLC, located at 6402 Woodward Avenue, City of Detroit, Wayne County. **(This certificate, unless revoked as provided by Public Act 146 of 2000, as amended, shall remain in force for a period of 12 years(s). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-18-17))**

19. **State of Michigan Department of Treasury** – The State Tax Commission received an Obsolete Property Rehabilitation exemption certificate, numbered 3-17-0001, for the commercial property at 6408 Woodward Ave LLC, located at 6408 Woodward Avenue, City of Detroit, Wayne County. **(This certificate, unless revoked as provided by Public Act 146 of 2000, as amended, shall remain in force for a period of 12 years(s). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-18-17))**

20. **Council Member Mary Sheffield** submitting memorandum and ordinance relative to Inclusionary Housing Ordinance. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-18-17)**

- E. PUBLIC COMMENT**
- a. Member Reports
 - b. Visiting Member Reports
 - c. General Public