

Lauren Hood, MCD
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Donovan Smith
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Marcell R. Todd, Jr.
Director

City of Detroit

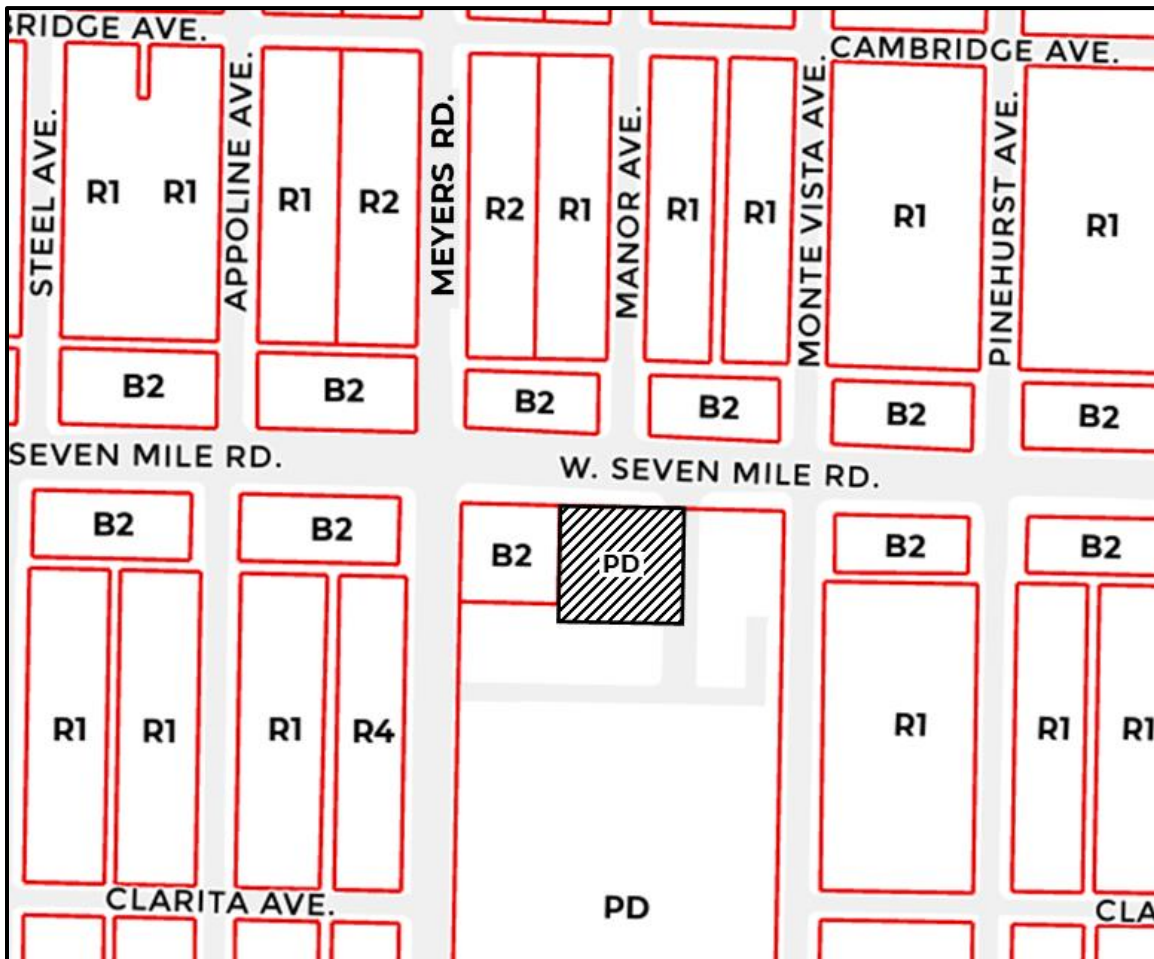
CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
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Kenneth R. Daniels
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Ritchie Harrison
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Melanie Markowicz
Frederick E. Russell, Jr.
Rachel M. Udabe

February 2, 2024

HONORABLE CITY COUNCIL

RE: Request of Bilal Jawad to modify the plans for an existing PD (Planned Development) zoning district at 10755 West Seven Mile Road between Meyers Road and Monte Vista Street. **(RECOMMEND APPROVAL)**



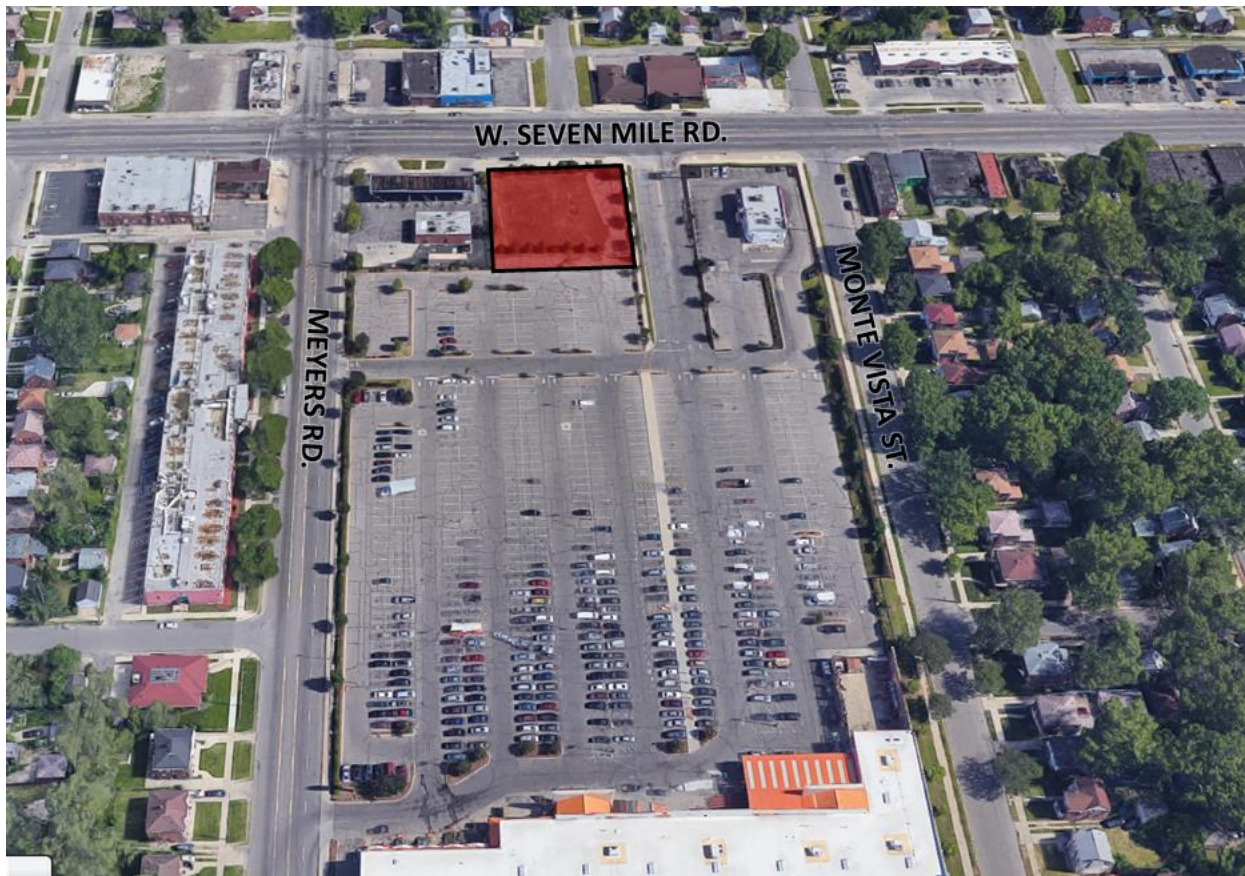
Existing Zoning Map showing subject site and surrounding area

BACKGROUND AND PROPOSAL

The City Planning Commission (CPC) has received a request from Bilal Jawad to amend District Map No. 61 of the 2019 Detroit City Code, Chapter 50, Zoning, by modifying the plans of an existing PD (Planned Development) zoning district for one parcel at 10755 West Seven Mile Road. The property is located on the south side of Seven Mile between a Mobil gas station and a Checkers restaurant. Home Depot is located directly to the south of the site.

The site is located in City Council District 2 and measures slightly more than ½ acre. Except for the northwest corner where the gas station is located, the block bounded by Seven Mile, Meyers, Margareta, and Monte Vista was rezoned from B2 (Local Business and Residential) and R6 (High Density Residential) to PD by Ordinance No. 15-97 in 1997 to allow for the development of a Kmart store which was later converted to a Home Depot. Prior to this development, Grace Hospital's northwestern branch was located on the block until it was demolished in the early 1990's.

The applicant owns the gas station next door to the site and it has been owned and operated by his family for decades. He bought the parcel under consideration in 2021 with the intention of building an automated, drive-through-style car wash. It would also offer a subscription service where a monthly fee would cover unlimited washes. Self-serve vacuums would be an additional service available onsite.



Aerial view of property under consideration

CPC MEETINGS

Public Hearing – February 16, 2023

On February 16, 2023, the CPC held the statutorily mandated public hearing to consider the proposed amendment. Two members of the public spoke, neither was in support or opposition but asked questions and expressed concerns. One letter was received from the Monte Vista Block Club also with questions and concerns. A summary of these follows:

- Too many car washes already in the area
- May increase traffic both during construction and during operation of the business
- Traffic control for entering & exiting business?
- Signage location and size?
- Too much surface parking, why not share with Home Depot?
- Will there be enough room for drying without blocking traffic?

Commissioners also asked a number several questions including:

- Will the development include stormwater mitigation?
- What are similar car washes in the area (with gates)?
- Could the queue to enter the car wash come from Meyers or the gas station?
- Will the development have any sustainable features?

Additionally, two DDOT employees spoke about the existing bus stop in front of the proposed car wash and the infeasibility of moving it to another location.

Response to Questions and Concerns

While there are several car washes in this area, the proposed car wash would be a more modern type with better traffic flow. The two closest existing car washes are either the type where employees wash the cars by hand or self-serve where the customer washes their own vehicle. An example of the type of car wash that is proposed is the Tommy's Express car wash chain which has metro Detroit locations in Royal Oak (Woodward & Hunter Avenues) and Westland (Ford & Newburgh Roads).

Since the public hearing, the proposed site plan has changed to eliminate the curb cut from Seven Mile Road and instead to have all traffic enter and exit through the Home Depot site, similar to the way that the Checkers restaurant operates. The applicant entered into an agreement with the owners of Home Depot to permit this layout which is part of the reason for the delay in coming back to the City Planning Commission. This change solves the problem of the bus stop location—it does not need to be relocated as all traffic will be utilizing the existing curb cuts. It also simplifies traffic flow by not introducing another entrance/exit onto this block of Seven Mile.

The signage proposed at the site will conform to Chapter 4 of the City Code, Advertising and Signs (informally known as the sign ordinance). Currently, a twenty square foot monument sign is proposed along with several wall signs on the building. While most of the site is paved, much of the space is needed for line-up space for vehicles waiting to enter the car wash. Only three off-street parking spaces are proposed other than the spaces to access the vacuums, which seems adequate without being excessive. The parking requirement for car washes is 2 spaces per 3 employees.

The city's stormwater mitigation regulations are triggered when a proposed project creates or replaces ½ acre (21,780 square feet) or more of impervious surface. This project is slightly less than that threshold and therefore is not required to manage its stormwater runoff. The applicant is proposing a rain garden on the site where the parking lot will be drained to in order to reduce runoff and slow its entry to the sewer system. Details of the installation are shown on page SP-3 of the attached plans.

Although the proposed car wash will certainly increase traffic in the vicinity, any development at this site will increase traffic somewhat. By using the existing curb cuts instead of establishing new ones, traffic will be more organized and safer for both vehicles and pedestrians. The applicant has explored and considered countless layouts for the site, striving to find the best solution despite several constraints including an existing sewer main that cannot be built over. The fact that the site has remained undeveloped for many years is at least partially due to the difficulties with vehicular access and its small size. While this proposal may not be perfect, it is a workable solution that would bring a new business to the area and provide a service that is not currently offered.

CPC Recommendation & Action – July 20, 2023

The City Planning Commission voted unanimously to recommend approval of the rezoning with the recommended conditions.

STAFF ANALYSIS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows:

North: B2 (Local Business and Residential) – Businesses (dentist, office, dry cleaner)
East: PD (Planned Development) – Home Depot driveway and Fast-Food Restaurant with drive-through
South: PD – Home Depot
West: B2 – Gas Station

Zoning Ordinance Approval Criteria

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. Following are the relevant criteria with CPC staff's analysis in italics:

- Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact. *The proposed amendment will correct the error of the existing PD site without approved plans associated with it.*
- Whether the proposed amendment will protect the health, safety, and general welfare of the public. *The proposed car wash will provide a needed service to the surrounding community and develop a long-vacant site.*
- Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract. *Adverse impacts to surrounding properties are not*

expected. Because the development will use existing curb cuts instead of adding new ones, traffic problems will be mitigated to the extent possible.

PD District Design Criteria

In addition to the approval criteria for map amendments, Section 50-11-15 of the Zoning Ordinance lists design criteria for the evaluation of Planned Developments. Following are the relevant criteria with CPC staff’s analysis in italics:

- Scale, form, massing, and density. Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development. *The scale and massing of the proposed development is consistent with that of surrounding development.*
- Compatibility. The proposed development should be compatible with surrounding development in terms of land use, general appearance and function, and should not adversely affect the value of properties in the immediate vicinity. *The proposed development is compatible with surrounding development—the uses to both sides are also auto-oriented.*
- Circulation. Vehicular and pedestrian circulation facilities should be adequately designed to meet expected demands. Disruption of traffic flow in surrounding areas should be minimized, and truck traffic should be carefully planned and controlled, especially to avoid use of residential streets. *Extensive effort has been made to ensure that circulation for the site is not disruptive to the surrounding area.*

Master Plan Consistency

The subject site is located within the Bagley area of Neighborhood Cluster 10 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “CRC – Retail Center” for the subject property. The Planning and Development Department (PDD) has reviewed this proposed rezoning and determined that it is generally consistent with the Master Plan. They also suggest that Seven Mile has adequate capacity to handle future development and that the proposed car wash fits with surrounding commercial development.

Community Input

The applicant has consulted with several nearby business owners regarding the proposed development. The proposal was also presented at a District 2 Department of Neighborhoods meeting on February 7, 2023. There were many questions and comments from residents—most revolved around traffic/congestion, number of employees, panhandlers, how often the area would be cleaned, and safety. Kim Tandy, District 2 Manager, stated that the applicant is a good community partner. Also, the MacDowell Community Council has submitted a letter of support which is attached for reference.

CONCLUSION & RECOMMENDATION

On July 20, 2023, the City Planning Commission voted to recommend approval of this PD modification request with the following conditions:

1. That all development must be in accordance with the site plans, elevations, landscape, lighting, and signage plans in the drawings dated 5/28/2023 and prepared by Ziad El-Baba Engineering.
2. That City Planning Commission staff are authorized to review and approve any decorative fence installed and ensure that such fence is similar to the existing fence around the Home Depot property.

3. That City Planning Commission staff are authorized to continue working with the applicant to refine the design of the building in conjunction with Planning & Development's Design Review team.
4. That final site plans, elevations, lighting, landscape, and signage plans be submitted by the developer to the staff of the City Planning Commission for review and approval prior to submitting applications for applicable permits.

Respectfully submitted,

LAUREN HOOD, CHAIRPERSON



Marcell R. Todd, Jr., Director
Jamie J. Murphy, City Planner

Attachment: Rezoning Ordinance
Community Support Letter
PDD Master Plan Interpretation
Proposed Plans
Updated District Map 78

cc: Antoine Bryant, Director, PDD
Karen Gage, PDD
Greg Moots, PDD
David Bell, Director, BSEED
James Foster, BSEED
Conrad Mallett, Corporation Counsel
Bruce Goldman, Law Department
Daniel Arking, Law Department



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

TO: Mr. Marcell Todd, Legislative Policy Division
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for **Rezoning**
DATE: February 8, 2023

**RE: Master Plan of Policies review of the request to modify the PD zoning classification of
10755 West Seven Mile Road**

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department's (P&DD) Planning Division submits the following review of the proposed rezonings. The proposed map amendment is at the request of the CPC.

Location

The proposed site is bounded by 10755 West Seven Mile Road between Meyers Road and Monte Vista Street.

Existing Site Information

The area is approximately .56 acres in size, and is vacant. It is adjacent to the Home Depot, for which the PD was created.

Surrounding Site Information

North: B2 – commercial
East: PD – commercial
South: PD – commercial
West: B2 – commercial

Project Proposal

The rezoning will address a PD rezoning that was never developed per the approved plans and will permit the site to be developed with a proposed car wash, with access from W. Seven Mile Road.

Interpretation

Impact on Surrounding Land Use

The development of site as a car wash will generally fit into the surrounding commercial developments, with another auto use adjacent. There is a large commercial development immediately adjacent.

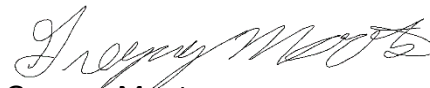
Impact on Transportation

West Seven Mile Road is designated as a Major Thoroughfare in the Master Plan. It contains adequate capacity to handle future developments. The driveway can also be accessed by heading south on Manor Street.

Master Plan Interpretation

The site is designated Retail Center (CRC) in the Master Plan's Bagley neighborhood. These areas are "... auto-oriented ... commercial sites featuring a clustering of retail establishments adjacent to large parking areas. These centers are designed to be accessed primarily by automobiles. Provisions are to be made to accommodate access by pedestrians and transit such as walkways or bus bays. Auto-Oriented Retail Centers may include large retailers or supermarkets as anchor stores.". The proposed auto-wash use is generally **consistent** with this classification.

Respectfully Submitted,



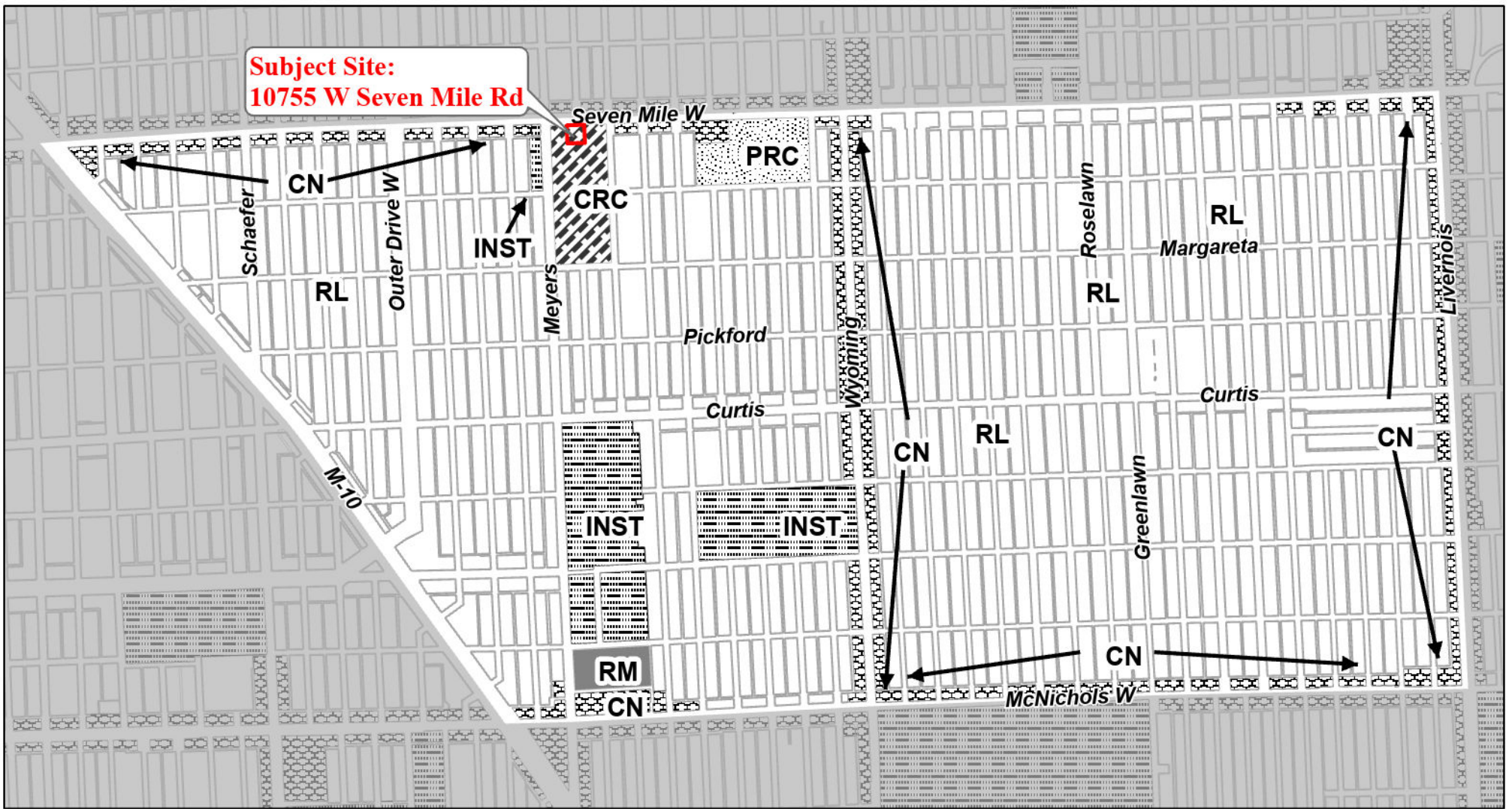
Gregory Moots

Planning and Development Department

Attachments

Future General Land Use Map: Map 10-1B, Neighborhood Cluster 10, Bagley

CC: Karen Gage
Antoine Bryant, Director



Map 10-1B

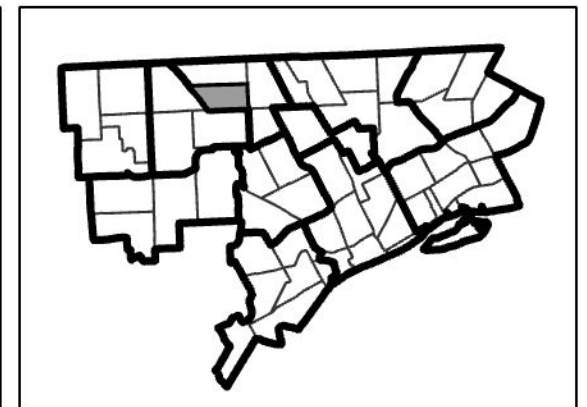
**City of Detroit
Master Plan of
Policies**

**Neighborhood Cluster 10
Bagley**



Future Land Use

- | | |
|--|--|
| Low Density Residential (RL) | Distribution / Port Industrial (IDP) |
| Low / Medium Density Residential (RLM) | Mixed - Residential / Commercial (MRC) |
| Medium Density Residential (RM) | Mixed - Residential / Industrial (MRI) |
| High Density Residential (RH) | Mixed - Town Center (MTC) |
| Major Commercial (CM) | Recreation (PRC) |
| Retail Center (CRC) | Regional Park (PR) |
| Neighborhood Commercial (CN) | Private Marina (PRM) |
| Thoroughfare Commercial (CT) | Airport (AP) |
| Special Commercial (CS) | Cemetery (CEM) |
| General Industrial (IG) | Institutional (INST) |
| Light Industrial (IL) | |



SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-63, *District Map No. 61*, to modify an existing PD Planned Development District established by Ordinance 15-97, but only for the property commonly known as 10755 West Seven Mile Road.

1 **BY COUNCIL MEMBER _____** :

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by
3 amending Article XVII, *Zoning District Maps*, Section 50-17-63, *District Map No. 61*, to modify
4 an existing PD Planned Development District established by Ordinance 15-97, but only for the
5 property commonly known as 10755 West Seven Mile Road.

6 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

7 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
8 *Maps*, Section 50-17-63, *District Map No. 61*, is amended as follows:

9 **CHAPTER 50. ZONING**

10 **ARTICLE XVII. ZONING DISTRICT MAPS**

11 **Sec. 50-17-63. District Map No. 61.**

12 For the property commonly known as 10755 West Seven Mile Road, and identified more
13 specifically as:

14 S SEVEN MILE W ALL OF 9 THRU 11; PT OF 8, 19, 20, 69 & 70 THAT PT OF VAC
15 MANOR AVE (60 FT WD) & VAC ALLEY ADJ MARYGROVE MANOR SUB L61 P67
16 PLATS, WCR 16/413 ALL DESC AS COMM AT INTSEC OF S LINE OF W SEVEN MILE
17 RD (WIDTH VARIES) & W LINE MONTE VISTA (60 FT WD) TH S 89D 01M 30S W
18 187.73 FT TO POB, TH S 01D 30M 07S E 160 FT; TH S 89D 01M 30S W 153 FT; TH N
19 01D 30M 07S W 160 FT; TH N 89D 01M 30S E 153 FT TO POB 16/413 0.56 AC OR 24,479
20 SQ FT

21 the existing PD Planned Development District established by Ordinance 15-97 is revised to replace
22 the original development regulations with the conditions set forth herein:


- 1 (1) That all development must be in accordance with the site plans, elevations, landscape,
2 lighting, and signage plans in the drawings dated 5/28/2023 and prepared by Ziad El-Baba
3 Engineering.
- 4 (2) That City Planning Commission staff are authorized to review and approve any decorative
5 fence installed and ensure that such fence is similar to the existing fence around the Home
6 Depot property located in and subject to the existing PD Planning District established by
7 Ordinance 15-97.
- 8 (3) That City Planning Commission staff are authorized to continue working with the applicant
9 to refine the design of the building in conjunction with Planning & Development's Design
10 Review team.
- 11 (4) That final site plans, elevations, lighting, landscape, and signage plans will be submitted
12 by the developer to the staff of the City Planning Commission for review and approval
13 prior to submitting applications for applicable permits.

14 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are
15 repealed.

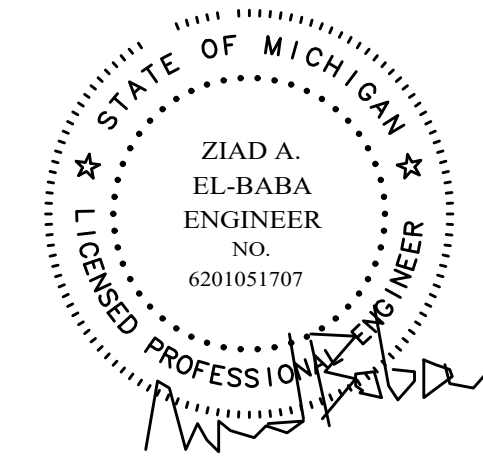
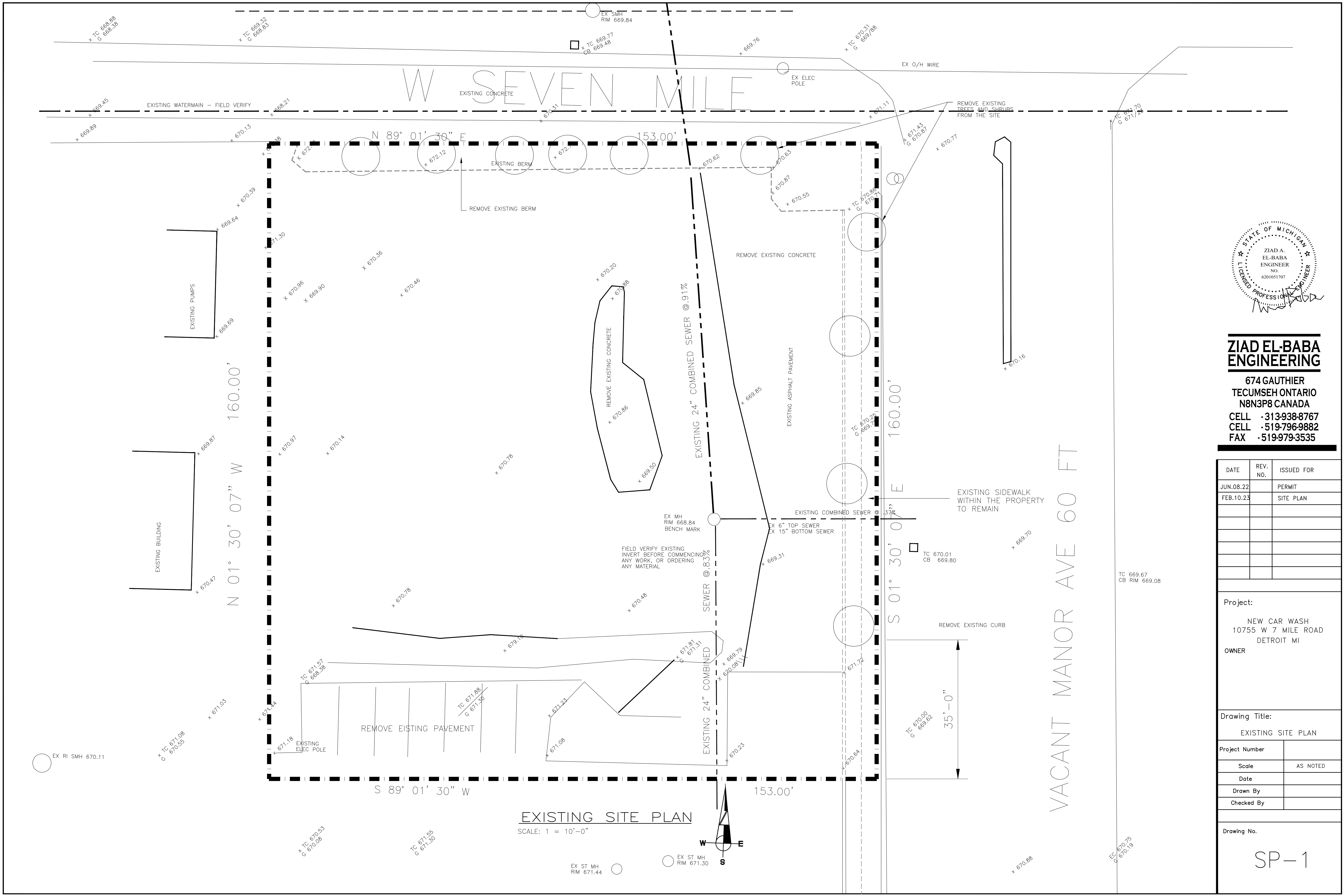
16 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
17 health, safety, and welfare of the people of the City of Detroit.

18 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication
19 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)
20 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Conrad Mallett
Corporation Counsel



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
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CELL -519-796-9882
FAX -519-979-3535

DATE	REV. NO.	ISSUED FOR
JUN.08.22		PERMIT
FEB.10.23		SITE PLAN

Project:
NEW CAR WASH
10755 W 7 MILE ROAD
DETROIT MI
OWNER

Drawing Title:
EXISTING SITE PLAN

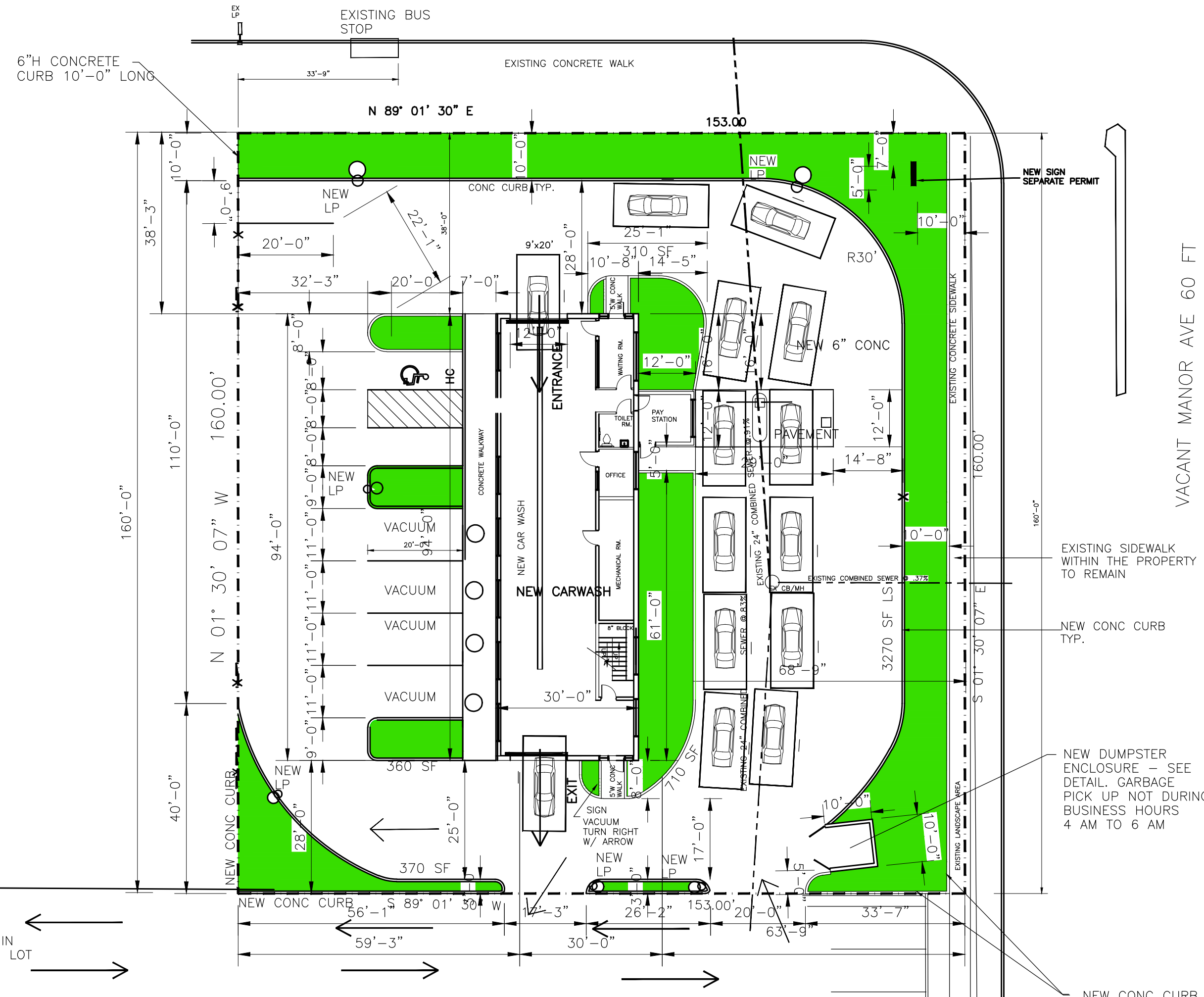
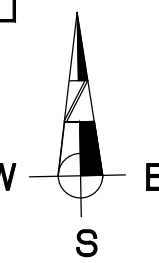
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SP-1

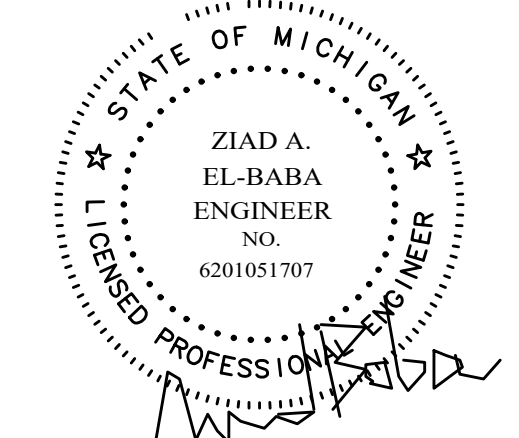
7 MILE ROAD



KEY PLAN
CALL "MISS DIG" 72 HOURS BEFORE COMMENCING ANY SITE EXCAVATION. W



TOTAL SITE AREA	24,480 sq ft = .56 AC
LANDSCAPE AREA	= 3270 + 310+710+370+360 = 5000 SQ FT
IMPERVIOUS AREA	= 19,480 SQ FT = .45 AC < .5 AC
TOTAL BUILDING AREA	2,820 SQ. FT.
REQUIRED PARKING SPACES	2 SPACES/3 EMPLOYEES SAY 2 SPACES REQUIRED
PROPOSED PARKING SPACES	ON SITE PARKING 3 SPACES
TYP. PARKING DIM.	9'-0" x 20'-0"
B.F. PARKING SPACE	16'-0" x 20' (1)



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2.5'x4' SIGN=10 SF
ENTER
CAR WASH

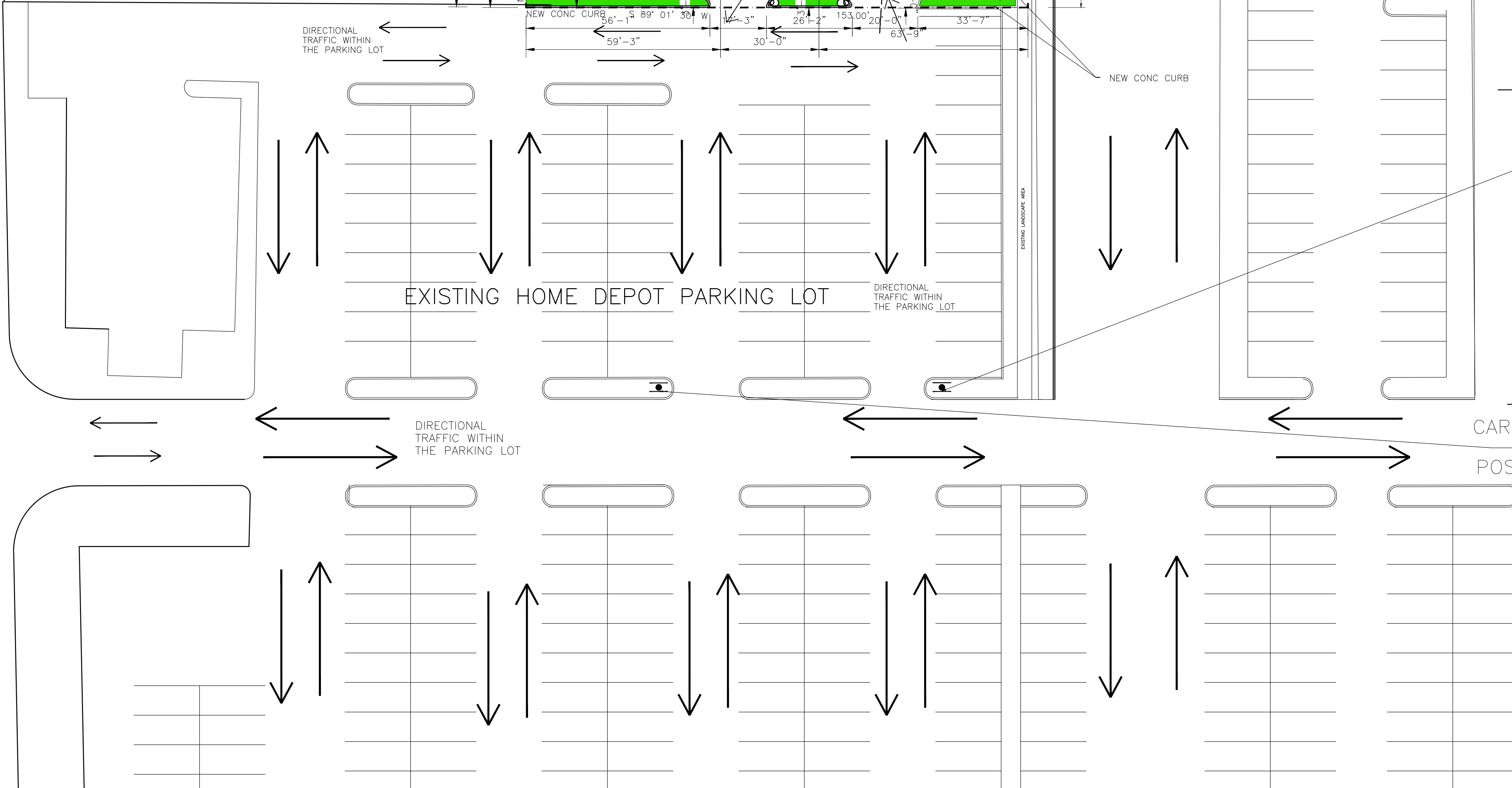
2 TO 4 FEET

CAR WASH ENTER SIGN
POSSIBLE BOTH SIDES SIGN

2.5'x4' SIGN=10 SF
EXIT
CAR WASH

CAR WASH EXIT SIGN
POSSIBLE BOTH SIDES SIGN

MEYERS ROAD



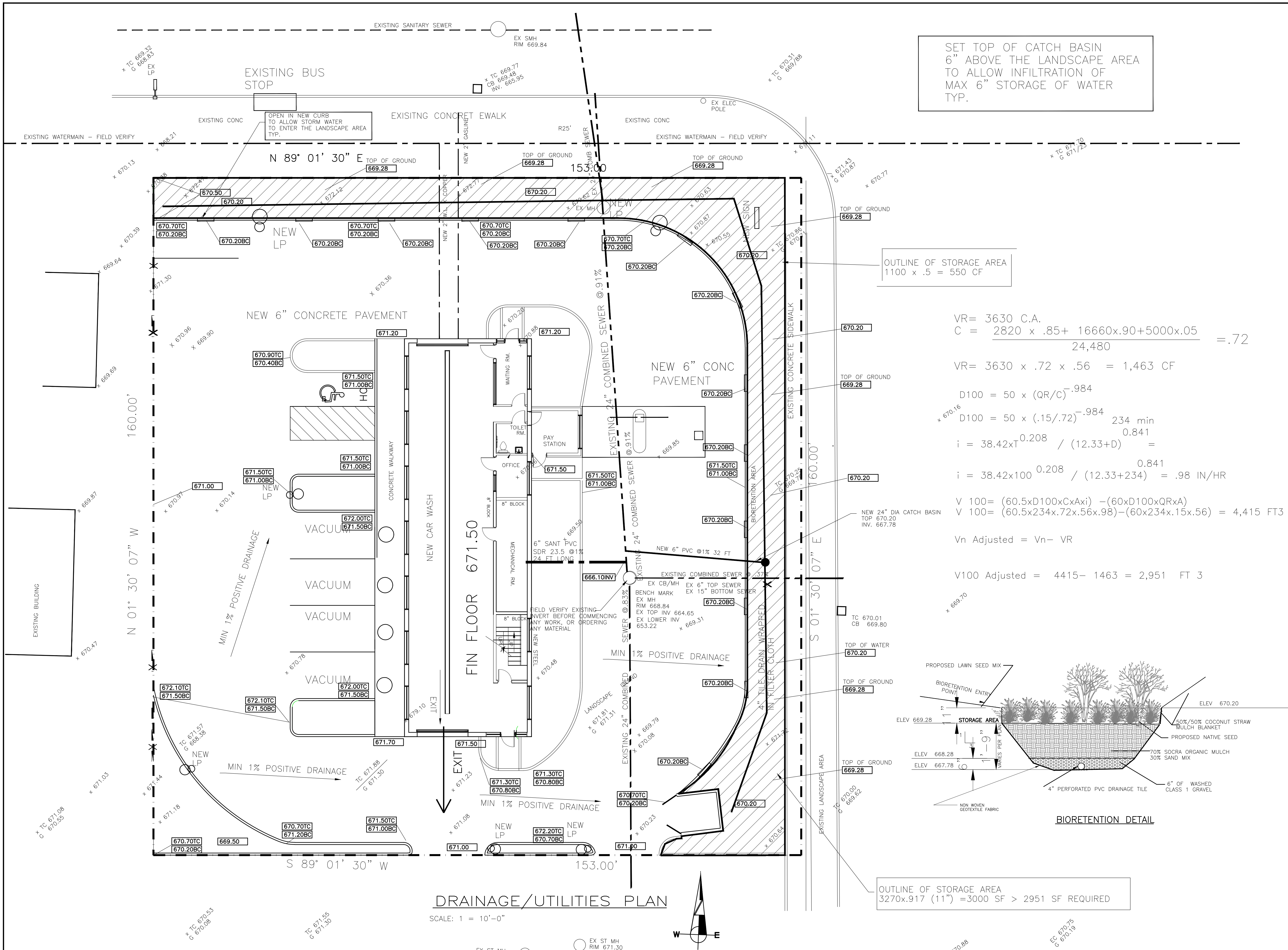
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FEB.10.23		SITE PLAN
MAY.28.23		SITE PLAN

Project:
NEW CAR WASH
10755 W 7 MILE ROAD
DETROIT MI
OWNER

Drawing Title:
SITE PLAN
Project Number
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Date
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Drawing No.
SP-2

E



SET TOP OF CATCH BASIN
6" ABOVE THE LANDSCAPE AREA
TO ALLOW INFILTRATION OF
MAX 6" STORAGE OF WATER
TYP.

OUTLINE OF STORAGE AREA
1100 x .5 = 550 CF

$$VR = 3630 \text{ C.A.}$$

$$C = \frac{2820 \times .85 + 16660 \times .90 + 5000 \times .05}{24,480} = .72$$

$$VR = 3630 \times .72 \times .56 = 1,463 \text{ CF}$$

$$D100 = 50 \times (QR/C)^{-.984}$$

$$D100 = 50 \times (.15/.72)^{-.984} = 234 \text{ min}$$

$$i = 38.42 \times T^{0.208} / (12.33 + D) = 0.841$$

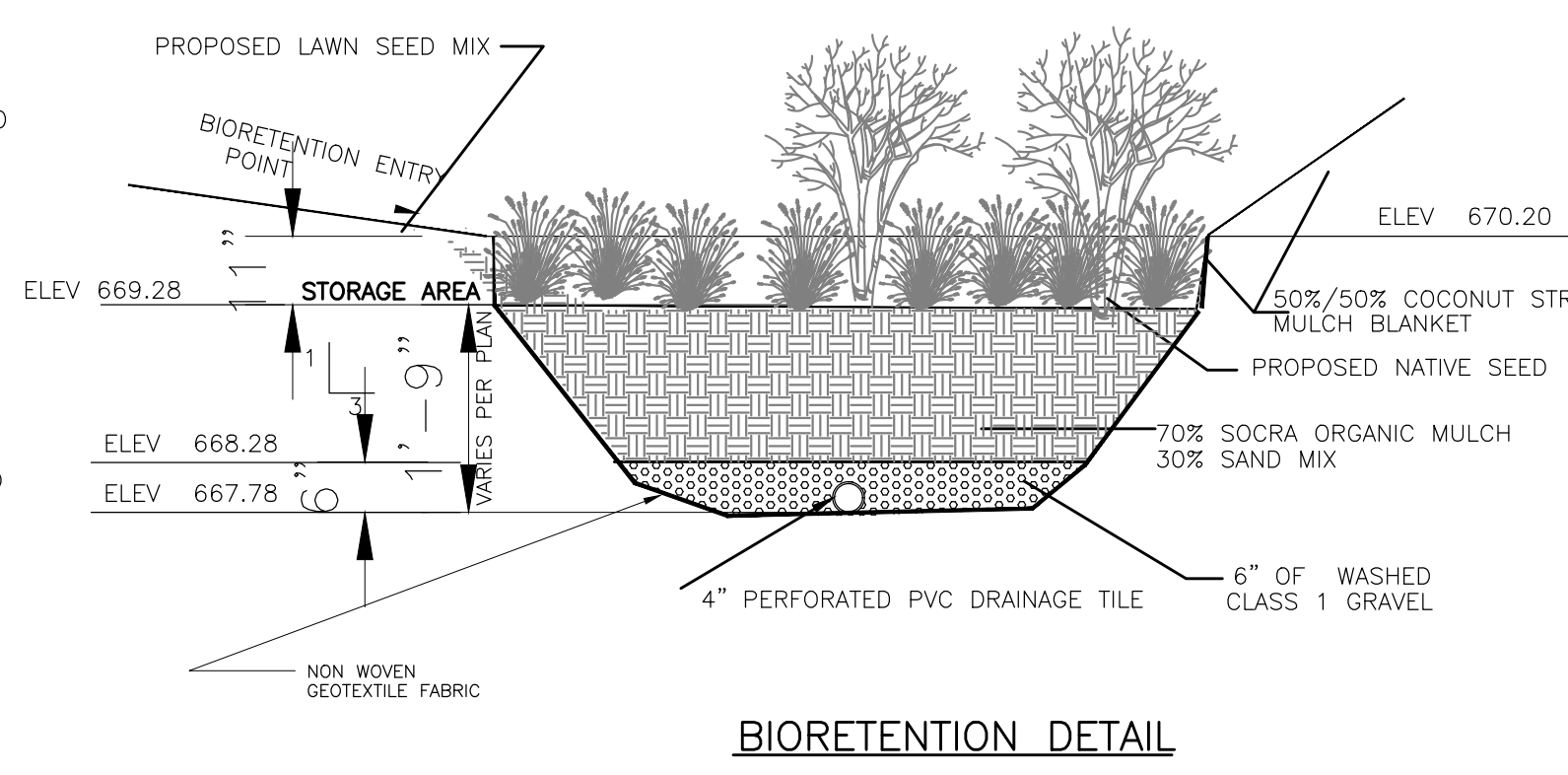
$$i = 38.42 \times 100^{0.208} / (12.33 + 234) = .98 \text{ IN/HR}$$

$$V_{100} = (60.5 \times D100 \times C \times A_{xi}) - (60 \times D100 \times QR \times A)$$

$$V_{100} = (60.5 \times 234 \times .72 \times .56 \times 98) - (60 \times 234 \times .15 \times .56) = 4,415 \text{ FT}^3$$

$$V_n \text{ Adjusted} = V_n - VR$$

$$V_{100} \text{ Adjusted} = 4415 - 1463 = 2,951 \text{ FT}^3$$



OUTLINE OF STORAGE AREA
3270x.917 (11") = 3000 SF > 2951 SF REQUIRED



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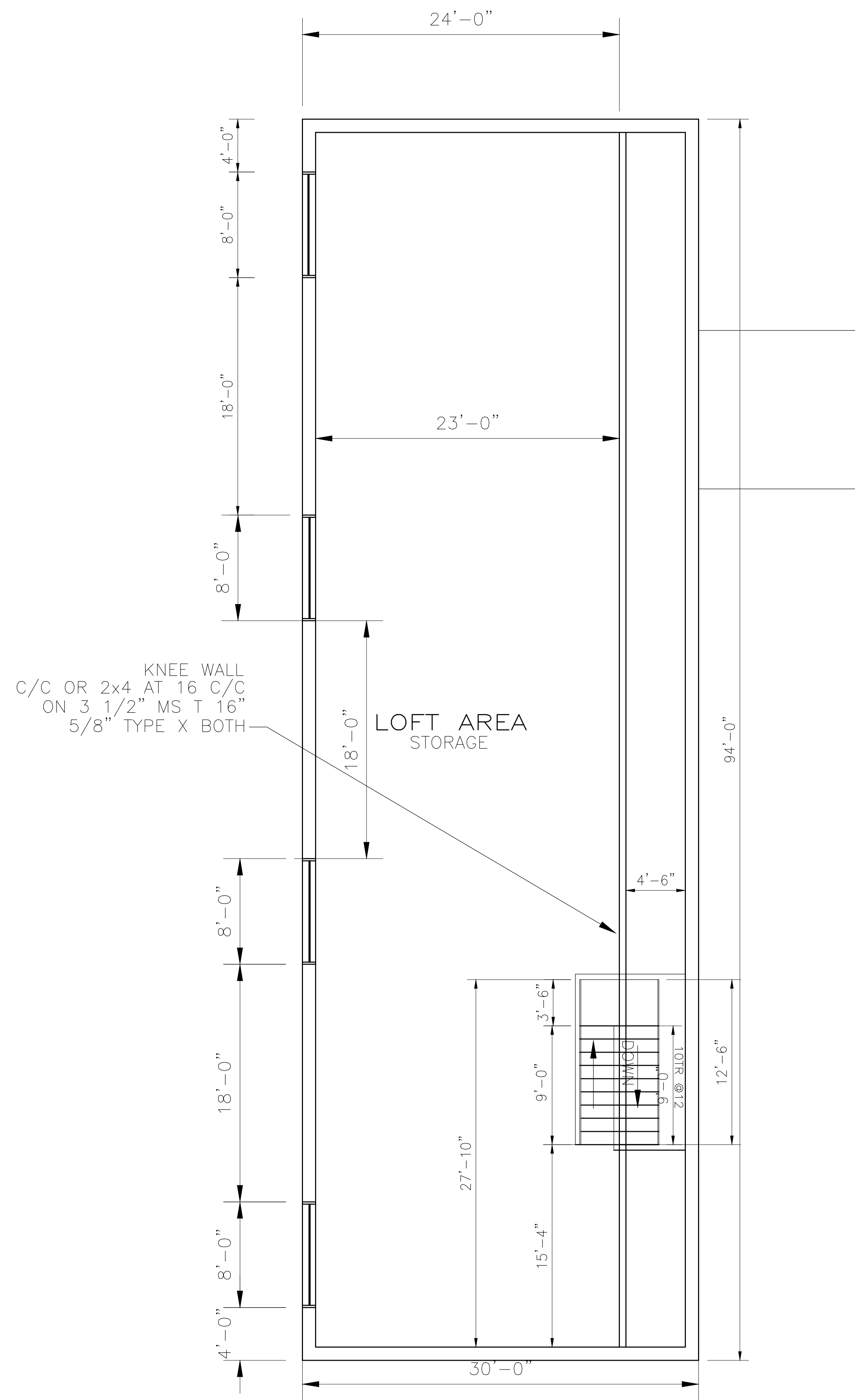
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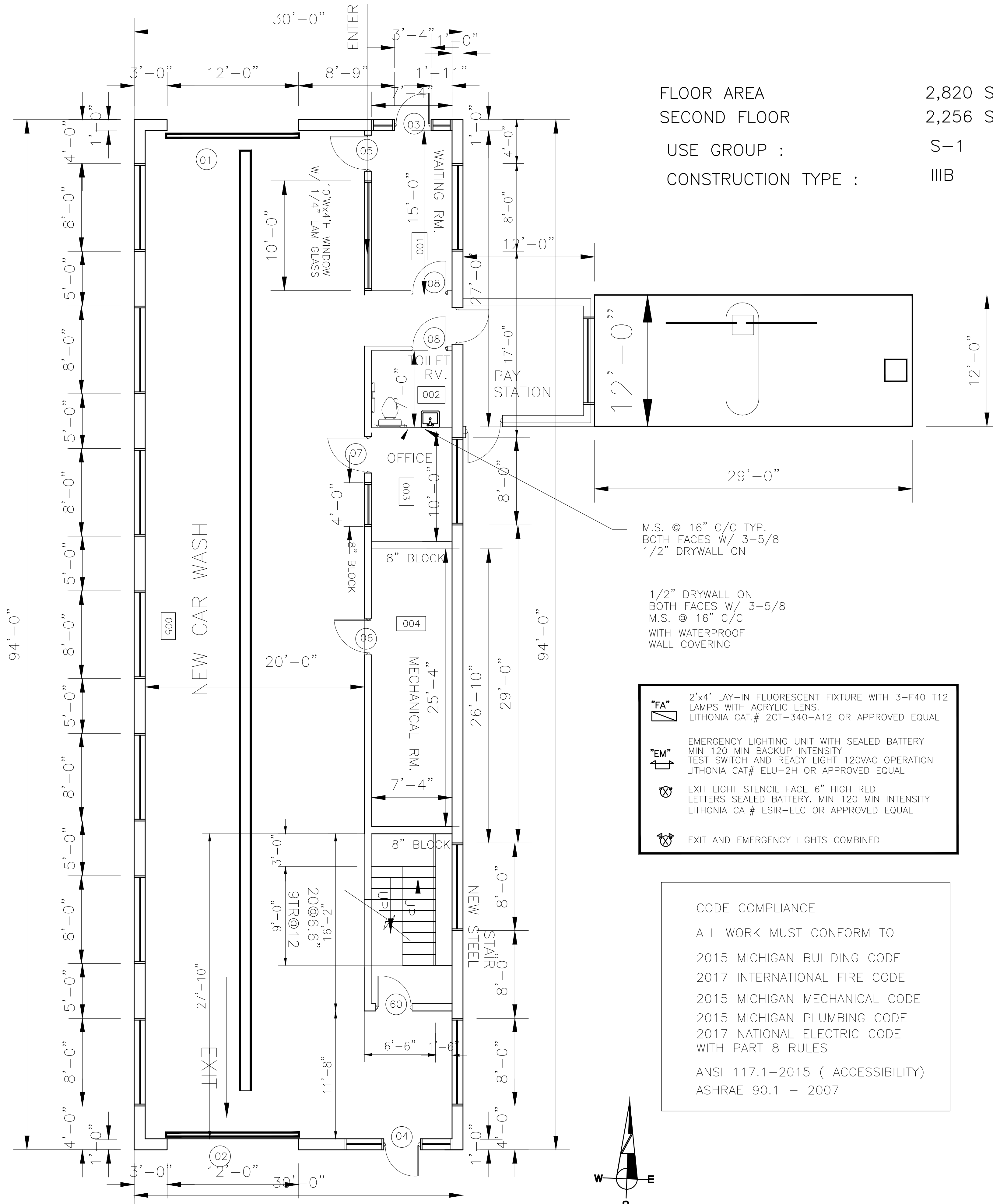
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SP-3

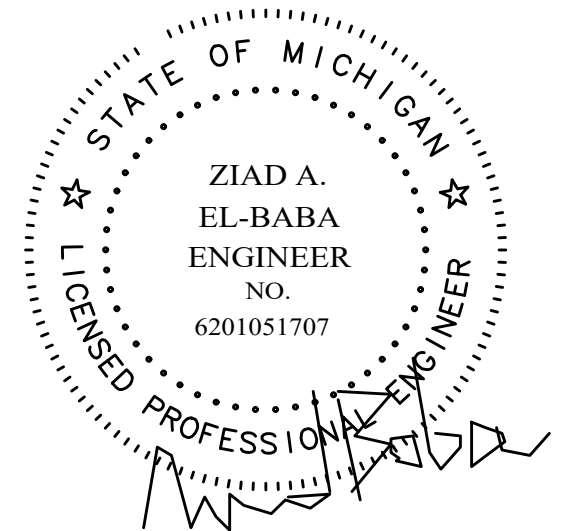


MEZZANINE FLOOR
SCALE: 3/16" = 1'-0"



FLOOR PLAN
SCALE: 3/16" = 1'-0"

FLOOR AREA 2,820 SQ.FT.
SECOND FLOOR 2,256 SQ.FT.
USE GROUP : S-1
CONSTRUCTION TYPE : IIIB



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M.S. @ 16" C/C TYP.
BOTH FACES W/ 3-5/8
1/2" DRYWALL ON

1/2" DRYWALL ON
BOTH FACES W/ 3-5/8
M.S. @ 16" C/C
WITH WATERPROOF
WALL COVERING

- 2'x4' LAY-IN FLUORESCENT FIXTURE WITH 3-F40 T12 LAMPS WITH ACRYLIC LENS. LITHONIA CAT.# 2CT-340-A12 OR APPROVED EQUAL
- EMERGENCY LIGHTING UNIT WITH SEALED BATTERY MIN 120 MIN BACKUP INTENSITY TEST SWITCH AND READY LIGHT 120VAC OPERATION LITHONIA CAT# ELU-2H OR APPROVED EQUAL
- EXIT LIGHT STENCIL FACE 6" HIGH RED LETTERS SEALED BATTERY. MIN 120 MIN INTENSITY LITHONIA CAT# ESIR-ELC OR APPROVED EQUAL
- EXIT AND EMERGENCY LIGHTS COMBINED

CODE COMPLIANCE
ALL WORK MUST CONFORM TO
2015 MICHIGAN BUILDING CODE
2017 INTERNATIONAL FIRE CODE
2015 MICHIGAN MECHANICAL CODE
2015 MICHIGAN PLUMBING CODE
2017 NATIONAL ELECTRIC CODE WITH PART 8 RULES
ANSI 117.1-2015 (ACCESSIBILITY)
ASHRAE 90.1 - 2007

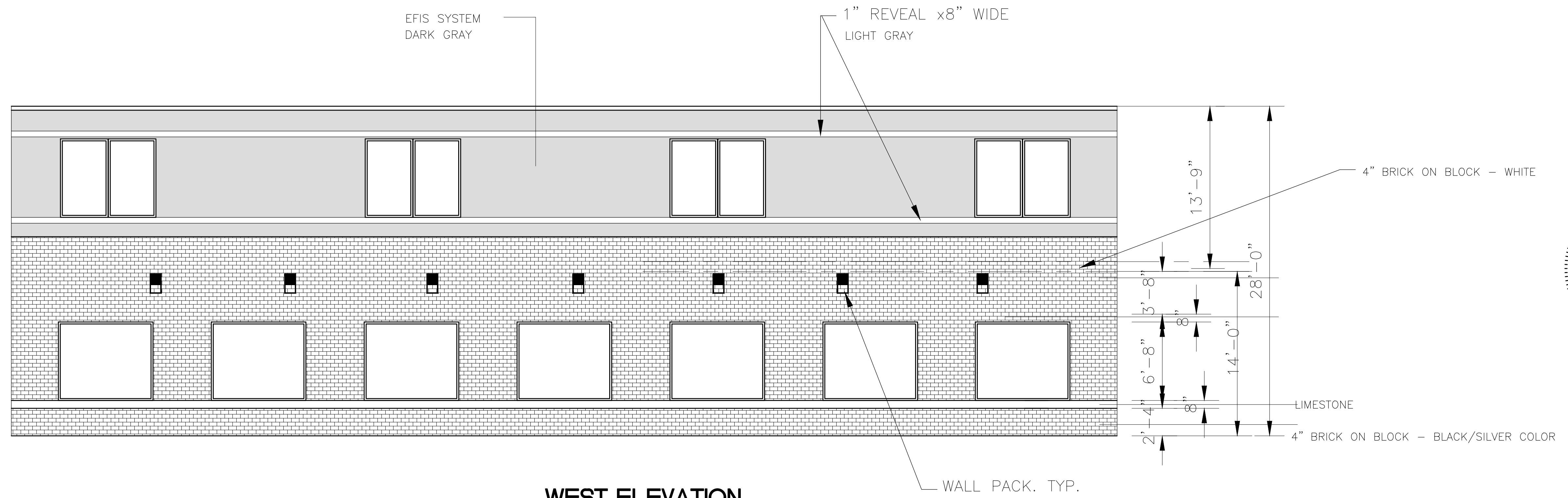
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Drawing Title:
FLOOR PLANS

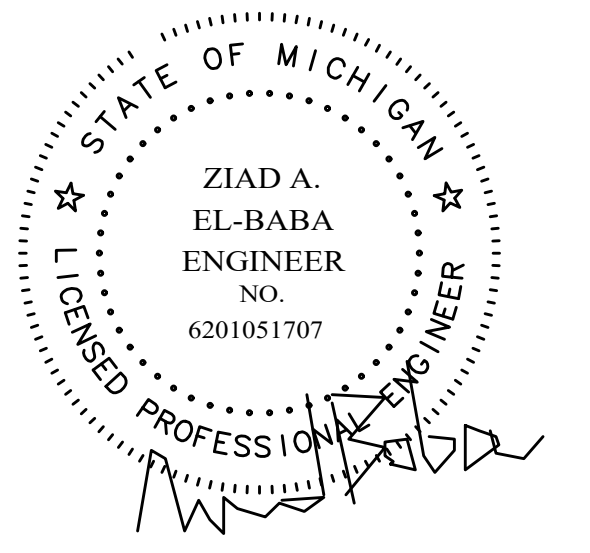
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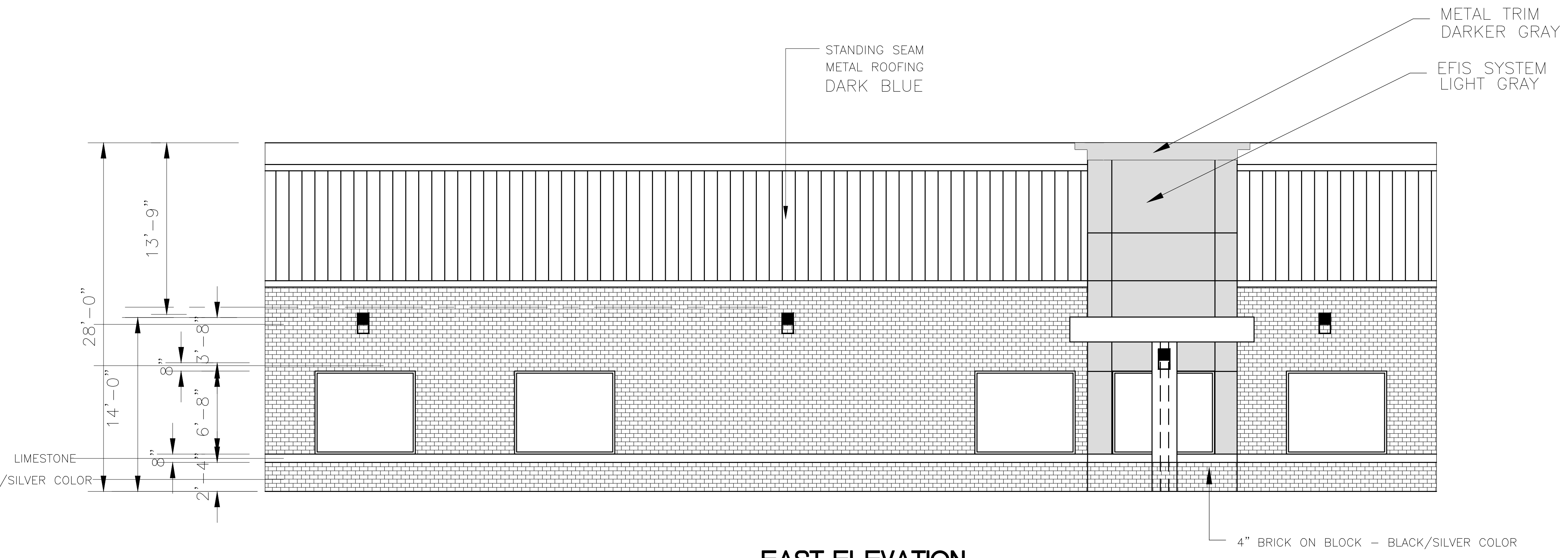
WEST ELEVATION

SCALE: 3/16" = 1'-0"



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 CELL -519-796-9882
 FAX -519-979-3535



EAST ELEVATION

SCALE: 3/16" = 1'-0"

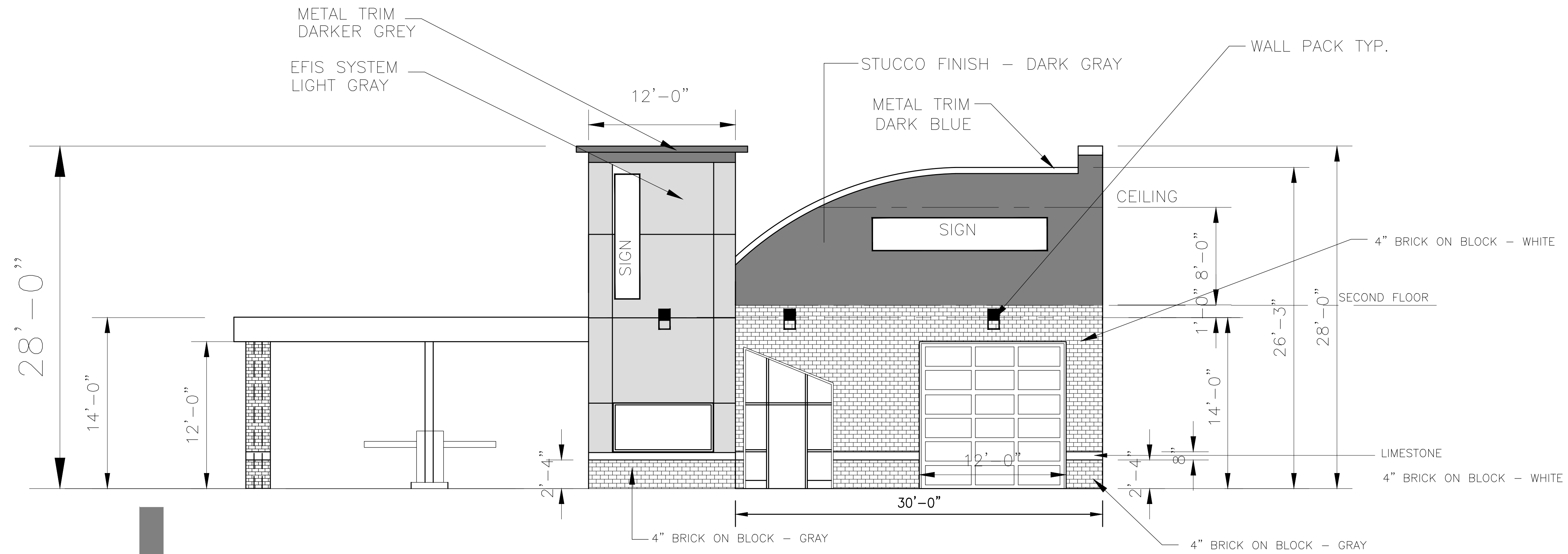
DATE	REV. NO.	ISSUED FOR
JUN.09.22		PERMIT
FEB.10.23		SITE PLAN
MAY.28.23		SITE PLAN

Project:
 NEW CAR WASH
 10755 W 7 MILE ROAD
 DETROIT MI
 OWNER

Drawing Title:
 ELEVATIONS

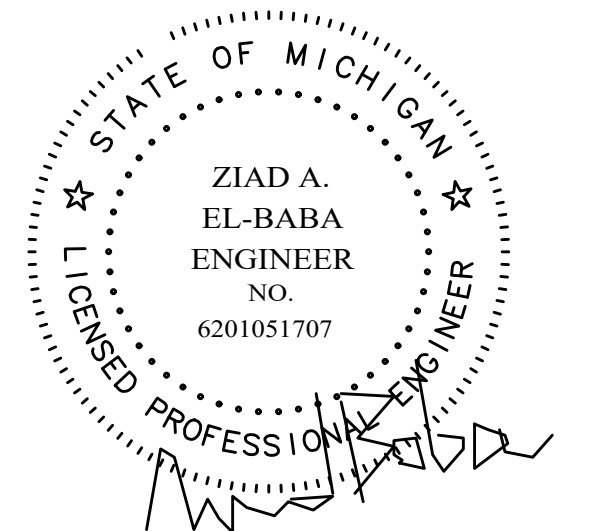
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
 A-2



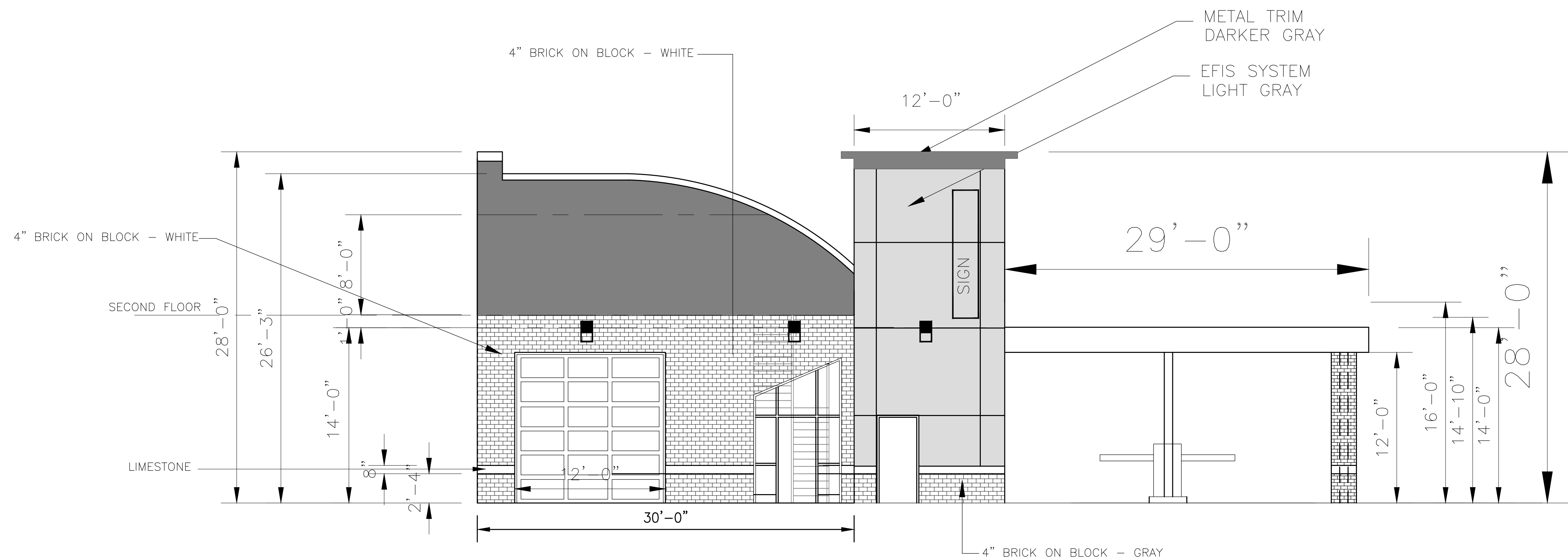
NORTH ELEVATION

SCALE: 3/16" = 1'-0"



ZIAD EL-BABA ENGINEERING

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
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CELL -519-796-9882
FAX -519-979-3535



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

DATE	REV. NO.	ISSUED FOR
JUN.09.22		PERMIT
FEB.10.23		SITE PLAN
MAY.28.23		SITE PLAN

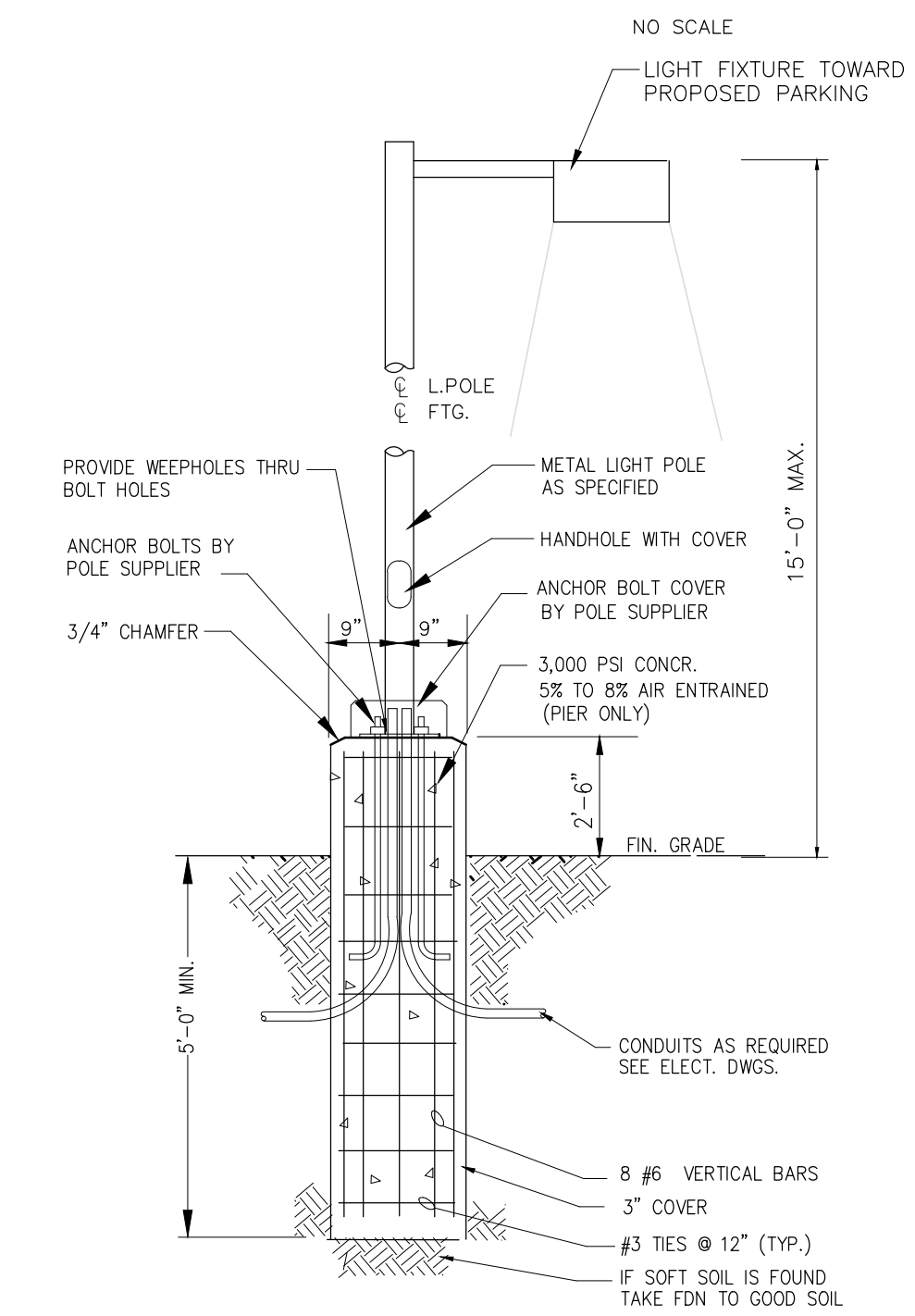
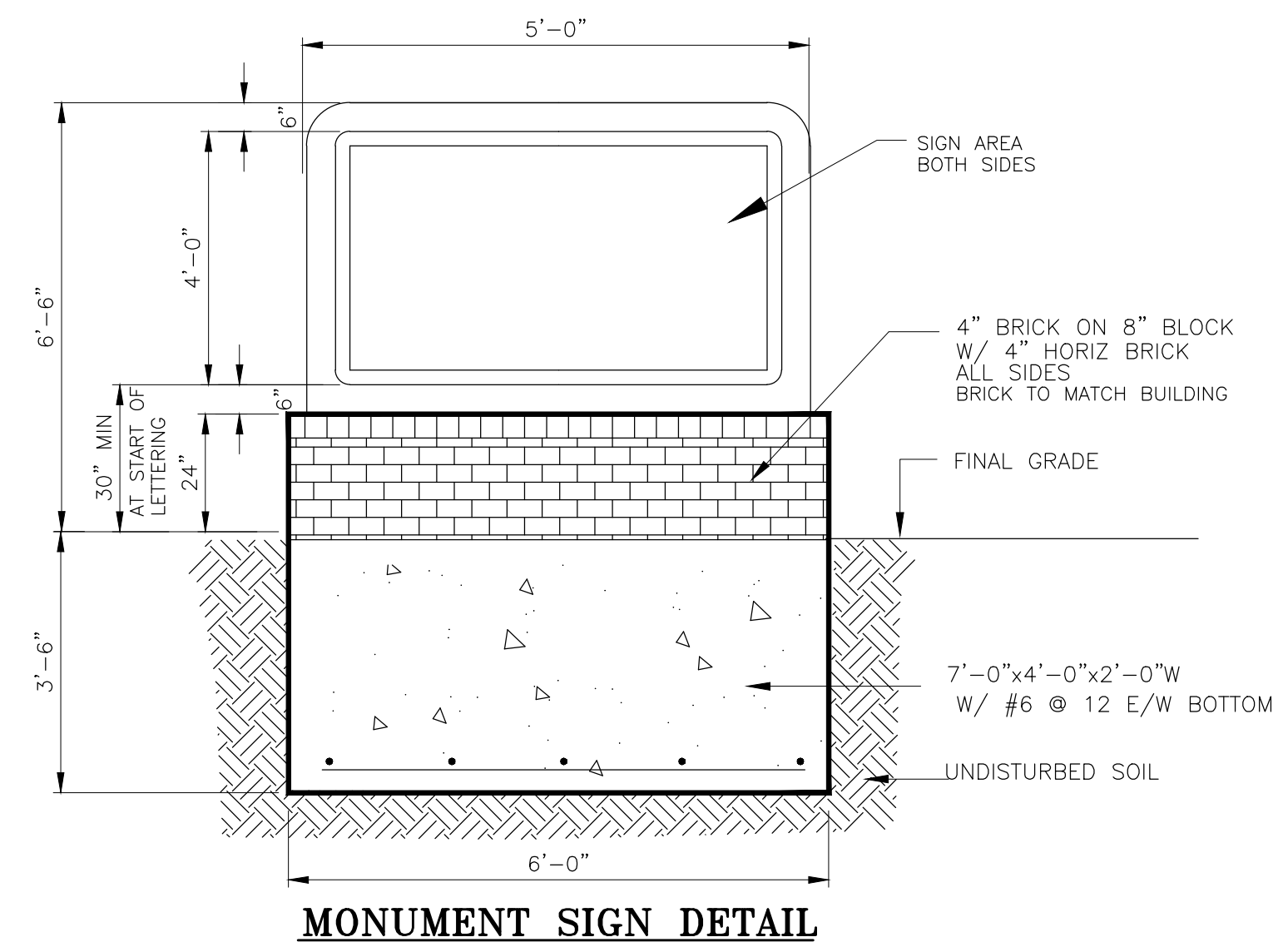
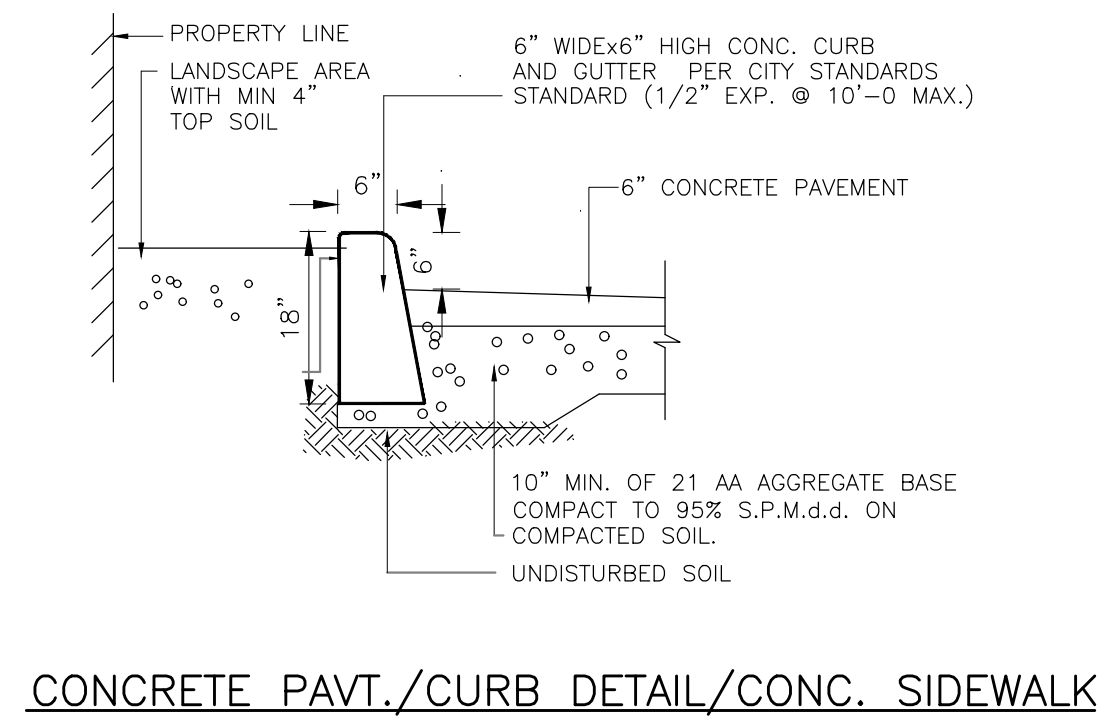
Project:
NEW CAR WASH
10755 W 7 MILE ROAD
DETROIT MI
OWNER

Drawing Title:
ELEVATIONS

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

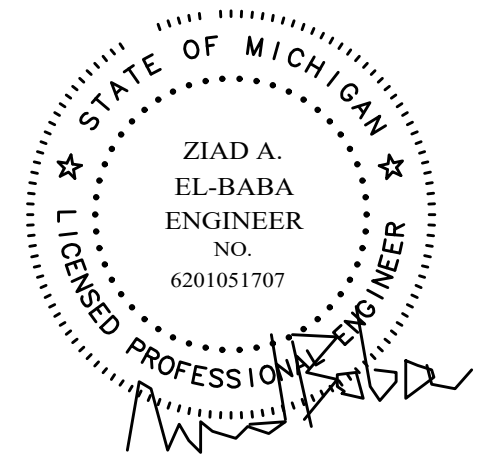
A-3



NOTE: ALL NEW LIGHTING TO BE SHIELDED AND DIRECTED DOWN WARD.

LIGHTING NOTES:

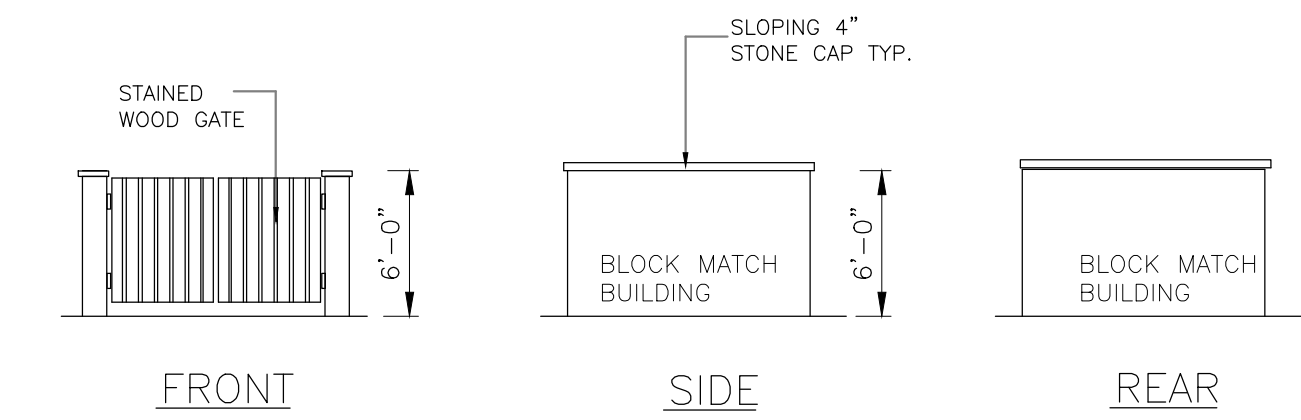
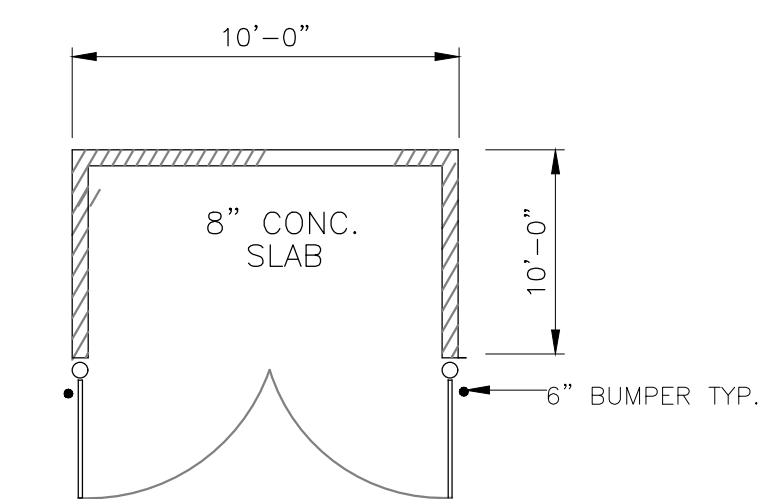
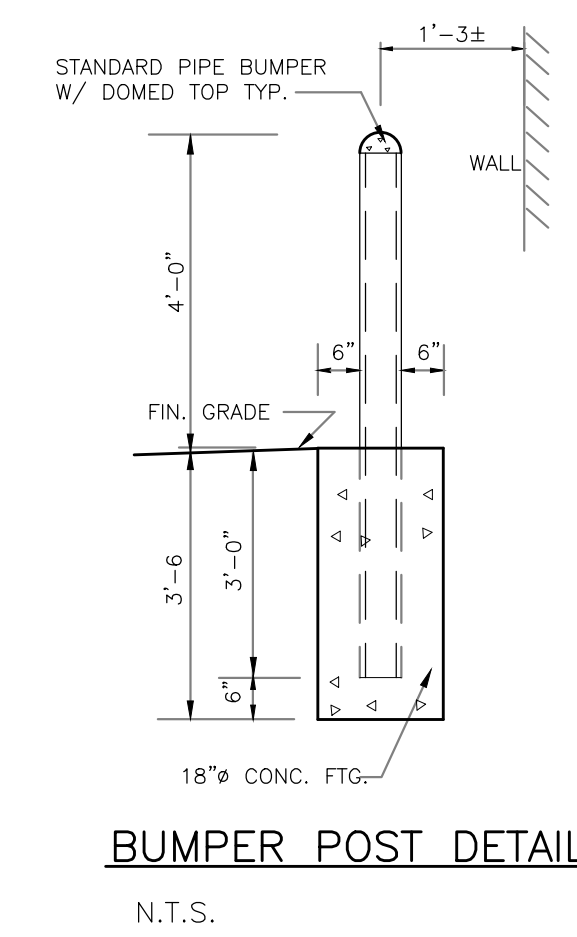
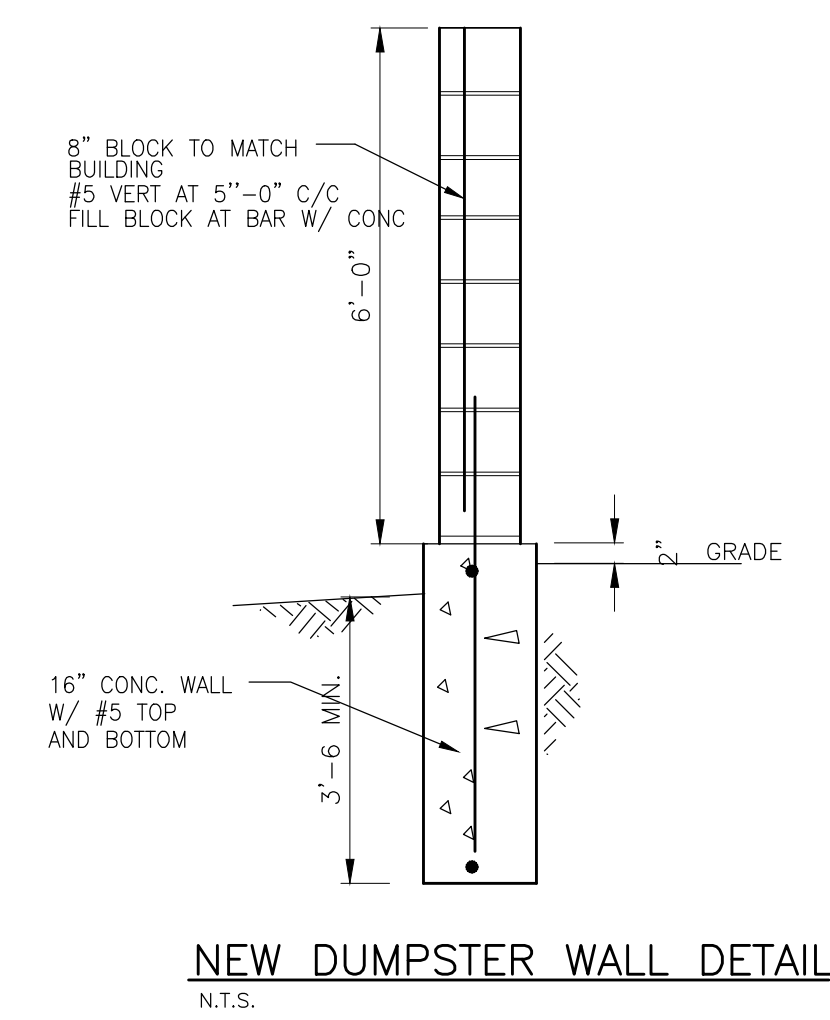
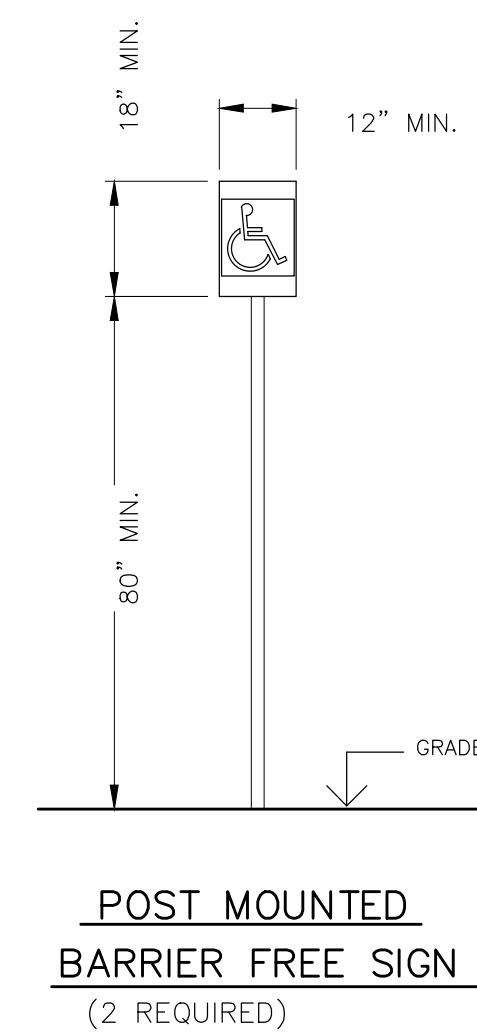
- 1- PARKING LOT LIGHTING POLE LENS TO BE LIMITED TO 250 W
- 2- WALL PACK ARE LIMITED TO 175 W
- 3- ALL LIGHTS TO BE SHIELDED FROM ADJACENT PROPERTY.



ZIAD EL-BABA ENGINEERING

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DATE	REV. NO.	ISSUED FOR
JUN.08.22		PERMIT
FEB.10.23		SITE PLAN
MAY.28.23		SITE PLAN

Project:

NEW CAR WASH
10755 W 7 MILE ROAD
DETROIT MI

OWNER

Drawing Title:

CIVIL DETAILS

Project Number

Scale AS NOTED

Date

Drawn By

Checked By

Drawing No.

SP-5



From The MacDowell Community Council Inc.

Wednesday June 21st 2023

To Whom it may concern

The Mobil Mart located at 10833 West 7 Mile Rd. Detroit MI 48221 is seeking to add a carwash adjacent to its gas station. After attending some of our Monthly Community Meetings and addressing the concerns of the community as well as our Board of Directors and Officer's concerns.

Mr. Bilal Jawad has acknowledged those concerns. The community, our Board and Officers support the construction of the car wash now that the plans have been "adjusted" to have traffic flow inbound and outbound through the south side of The Home Depot parking lot. One of the concerns was additional traffic to an already busy corner.

The new plan alleviates that concern and creates greater opportunities for patrons using the carwash such as pulling over and giving personal detail to our vehicles. The car wash expansion addition, Could potentially create more jobs for more Detroiters. Mr. Jawad and his family has been a community partner for decades and supports the community and our community groups initiatives.

We **the community** and the **MacDowell community Council Inc.** Support the new plans for construction of the car wash.

Thank you

MacDowell Community Council Inc.

President

Frederick Brown

Date: 06/21/2023

Frederick Brown

Date: 6/21/2023

Jeanne Stow

Date: 06/21/2023

David J McNeal

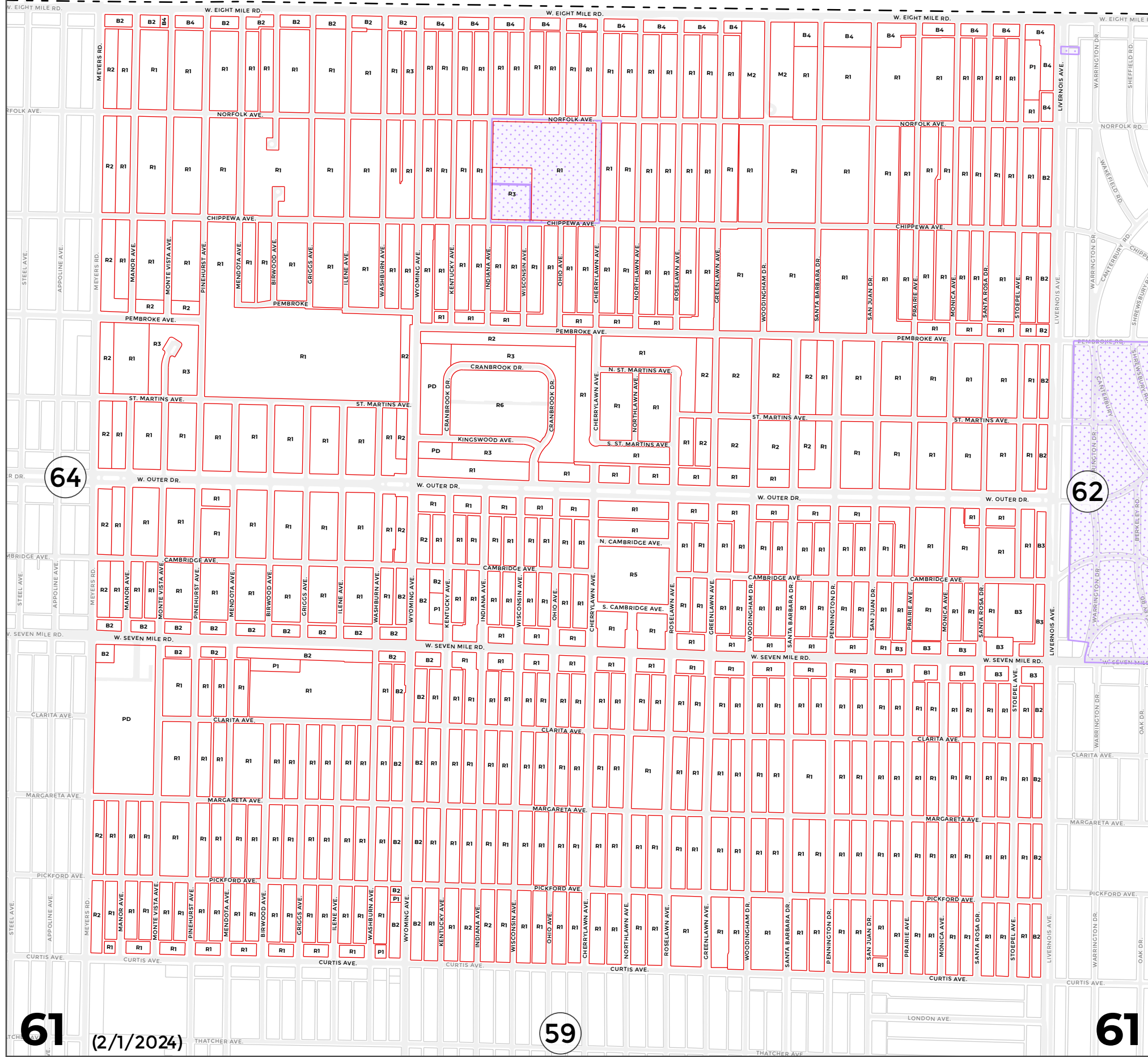
Date: 6-21-2023

Angie J. ...

Date: 6/21/2023

Date: _____

X	X	X
64	61	62
66	59	60



64

62

61

(2/1/2024)

59

61