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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
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Frederick E. Russell, Jr.
Rachel M. Udabe

February 19, 2024

HONORABLE CITY COUNCIL

RE: Request of Metro Detroit Signs for PCA (Public Center Adjacent) Special District Review of proposed exterior alterations to 630 Woodward Avenue (**RECOMMEND APPROVAL**)

REQUEST

The City Planning Commission (CPC) has received a request from Metro Detroit Signs for PCA (Public Center Adjacent) Special District Review of proposed exterior alterations at Chipotle Mexican Grill at 630 Woodward Avenue. This request is being made consistent with the provisions of Sections 50-3-222 of the Detroit Zoning Ordinance.

PROPOSED PROJECT

The petitioner proposes to install signage and outdoor seating for a Chipotle Mexican Grill at 630 Woodward Avenue. The proposed location is on the northbound side of Woodward Avenue. The following exterior changes are proposed:

- Installation of a new wall sign
- Installation of a projecting sign
- Installation of a temporary outdoor seating area

PROPOSED WORK

The applicant is proposing to install two signs on the west facing elevation along Woodward Avenue, as described below:

1. Wall sign – the wall sign is proposed to be an aluminum cabinet sign with push thru acrylic letters illuminated with LEDs. The sign will project 4.75 inches.
2. Projecting sign – the projecting sign is proposed to be a 2' diameter circle, totaling 3.14 sq. ft, aluminum cabinet with push thru acrylic letters illuminated with LEDs. The sign will project 2.5 feet from the building.

REVIEW AND ANALYSIS

There are eighteen PCA District Review Criteria listed in Section 50-11-97 of the Zoning Ordinance. The relevant criteria follow with staff analysis in italics:

(2) Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development. *The proposed wall sign on the Woodward façade is similar in size to existing signs in the development area. The projecting sign will present information more clearly to pedestrians moving parallel to the façade. The*

proposed placement of the signs on the building does not obscure any architectural features.

(7) Adequate rights-of-way, easements and dedications should be provided where appropriate for trafficways, utilities and community facilities. *The proposed projecting signs comply with the required 8.5-foot clearance from grade and maximum 3-foot projection.*

(11) Signage and graphics should be tastefully designed to be visually appealing and in character with surrounding development; they should provide needed information, direction, and orientation in a clear and concise manner. *The proposed wall sign would be in character with surrounding development as similar signage exists on surrounding buildings, such as the one directly north of the proposal. Additionally, the proposed projecting sign will provide needed information to passers-by, that will be more readily accessible than the wall sign for pedestrians.*

The proposed work also includes a temporary outdoor seating area, which will be erected and removed seasonally. The seating area does not require CPC staff review, though staff does find the proposed seating to be in character with the surrounding developments.

Appropriateness

The Historic District Commission has reviewed the proposed signage and provided a Certificate of Appropriateness. Their findings are attached.

Design

The Planning & Development Department has reviewed the proposed signage and recommends approval. Their recommendation is attached.

CONCLUSIONS AND RECOMMENDATION

The property is located in a local historic district and the proposed work has been reviewed and approved by the Historic District Commission (HDC). CPC staff finds the proposed alterations to be harmonious with the existing architecture of the building and the surrounding context. It is also consistent with the spirit and intent of the PCA zoning district and the proposed signage is consistent with the provisions of Chapter 4 of the City Code. Consistent with the above, City Planning Commission staff **recommends approval** of the proposed sign.

**A RESOLUTION AUTHORIZING ALTERATIONS IN A PCA
ZONING DISTRICT AT 630 WOODWARD AVENUE.**

BY COUNCIL MEMBER _____ :

WHEREAS, Detroit Metro Signs proposes exterior alterations to the east facing façade of 630 Woodward Avenue; and

WHEREAS, 630 Woodward Avenue is located within an established PCA (Public Center Adjacent) zoning district; and

WHEREAS, work to be performed within a PCA zoning district requires Special District Review and the purpose of the PCA zoning district classification is provided for in Section 50-11-81 of the Zoning Ordinance as follows:

The Public Center Adjacent District (Restricted Central Business District) includes property in close proximity to the Public Center District, and the controls specified in this division are designed to prevent any uses or structures within the district from having a deleterious effect upon the public center. Uses in this district shall include, to the maximum extent possible, ground-floor commercial space or other space oriented to pedestrian traffic, to enhance the public streetscape and street-level activity; and

WHEREAS, the Planning and Development Department has provided a favorable review; and

WHEREAS, the Historic District Commission has provided a Certificate of Appropriateness; and

WHEREAS, the City Planning Commission staff has, on behalf of the City Planning Commission, reviewed and recommended approval of the proposed alterations in accordance with Section 7.5 of the City Planning Commission bylaws;

NOW, THEREFORE, BE IT RESOLVED, that the Detroit City Council hereby approves the proposed signage depicted in drawings by Detroit Metro Signs, referenced in the staff report, with the following condition:

1. That final signage plans be reviewed by CPC staff for consistency with approval prior to application being made for applicable permits.



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339
www.detroitmi.gov

City Planning Commission
208 CAYMC
Detroit, MI 48226

February 8, 2024

Commissioners:

Following is the review by the Planning and Development Department for the installation of two signs: a 22 sq. ft internally illuminated wall sign. (BSEED Permit number SGN2023-00579) and a 3 sq ft, internally illuminated projecting/blade sign. (SGN2023-00580) for a tenant space at 630 Woodward for Chipotle restaurant, prepared by Adcon. The Historic District Commission has approved the proposed signs. As the property is zoned PCA (Public Center Adjacent), this review is required under Sec. 50-11-96.

The relevant PCA criterion from Sec. 50-11-97 of the Zoning Ordinance is followed by our analysis in italics:

Criterion 11: Signage and graphics should be tastefully designed to be visually appealing and in character with surrounding development; they should provide needed information, direction and orientation in a clear and concise manner; *The location and scale of the two signs on the building are appropriate. Signage has previously been in the location of the wall sign.*

The Planning and Development Department supports the proposed signs at 630 Woodward Avenue. We conclude that the proposed signs will not change the character of the surrounding downtown area adjacent to the Public Center and is appropriate for the building.

Respectfully submitted,

Gregory Moots
Lead Planner-Office of Zoning Innovation
Planning and Development Department

CC: Antoine Bryant, Director
Karen Gage

HDC2024-00029

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

1/25/2024

CERTIFICATE OF APPROPRIATENESS (ADMINISTRATIVE APPROVAL)

Kevin Deters
Metro Detroit Signs
11444 Kaltz Ave.
Detroit, MI 48089

**RE: Application Number HDC2024-00029; 630 Woodward Ave.; Detroit Financial Historic District
Project Scope: Install Signage**

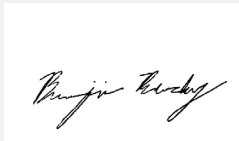
Dear Applicant,

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission (“DHDC”) delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on 1/25/2024, as it meets the Secretary of the Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Install storefront sign and blade sign, per the submitted application materials.

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Benjamin Buckley
Detroit Historic District Commission



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2024-00006

PROPERTY INFORMATION

ADDRESS(ES): 630 woodward ave, suite 620

HISTORIC DISTRICT: Financial District

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|--|---|--|--------------------------------|
| <input type="checkbox"/> Windows/
Doors | <input type="checkbox"/> Walls/
Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/
Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New
Building | <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Applying for an outdoor patio permit for a movable railing for a Chipotle Mexican grill.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Dusty Austin

COMPANY NAME: Wilkus Architects

ADDRESS: 15 9th ave. N

CITY: hopkins

STATE: MN

ZIP: 55343

PHONE: +1 (952) 843-5048

EMAIL: DLA@wilkusarch.com

I AGREE TO AND AFFIRM THE FOLLOWING:

- I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

DocuSigned by:

Dusty Austin

804EE552D846460...

01/09/2024

SIGNATURE

DATE

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

The current area along Woodward Avenue is a 20' - 8" deep sidewalk.



2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")

This is for the spring, summer, and fall use of the sidewalk for patio use for a Chipotle Mexican Grill. The railings and furniture will be temporary structures that will be moved off the sidewalk during the winter time.

4. DETAILED SCOPE OF WORK


In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

Only work would be to set up patio railing on the existing walkway and then place the patio furniture.

5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.

ADDITIONAL DETAILS

8. SITE IMPROVEMENTS <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i>	



616



@Beers4Detroit
www.beers4detroit.com

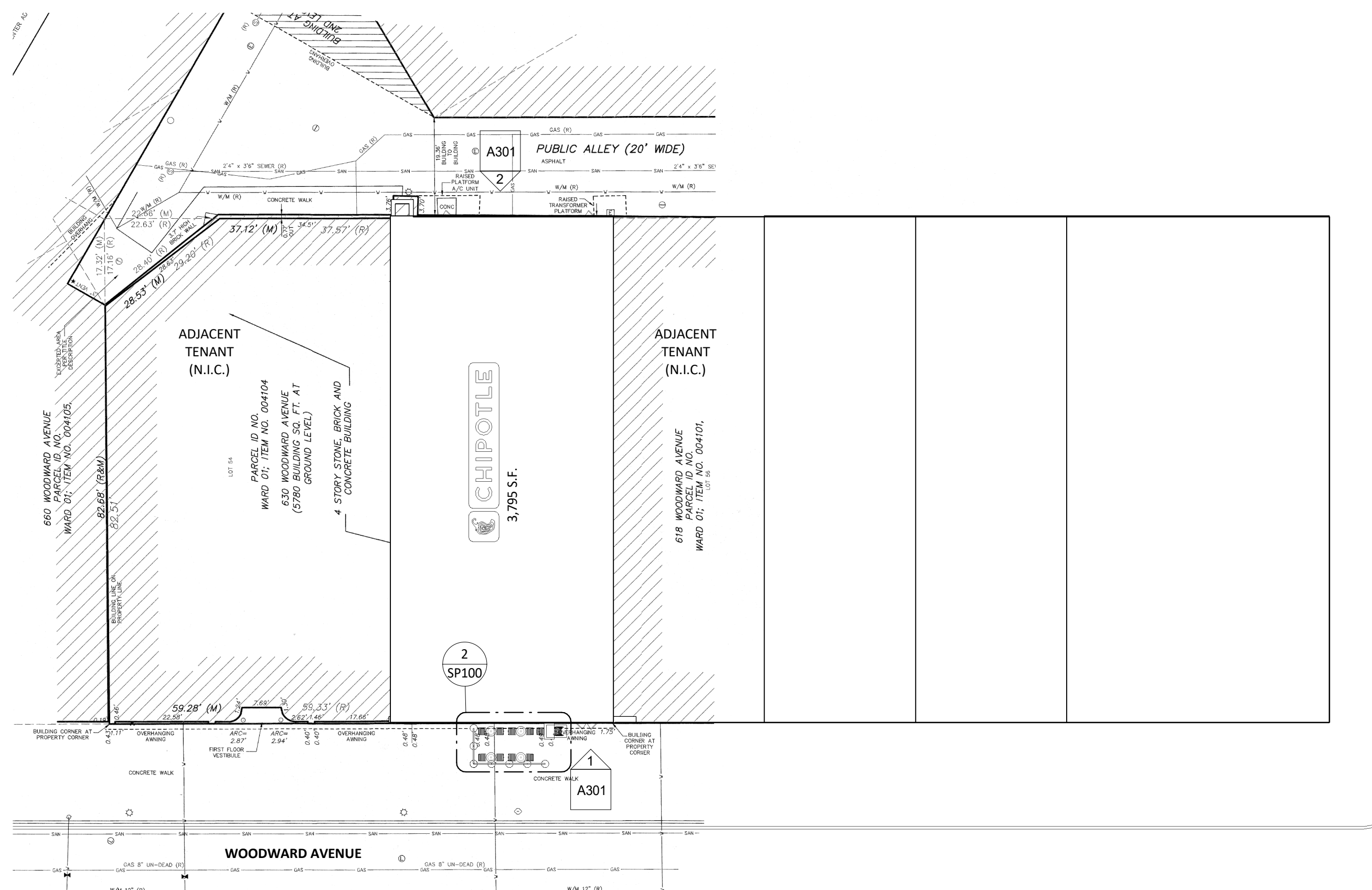




GENERAL NOTES - SITE PLAN

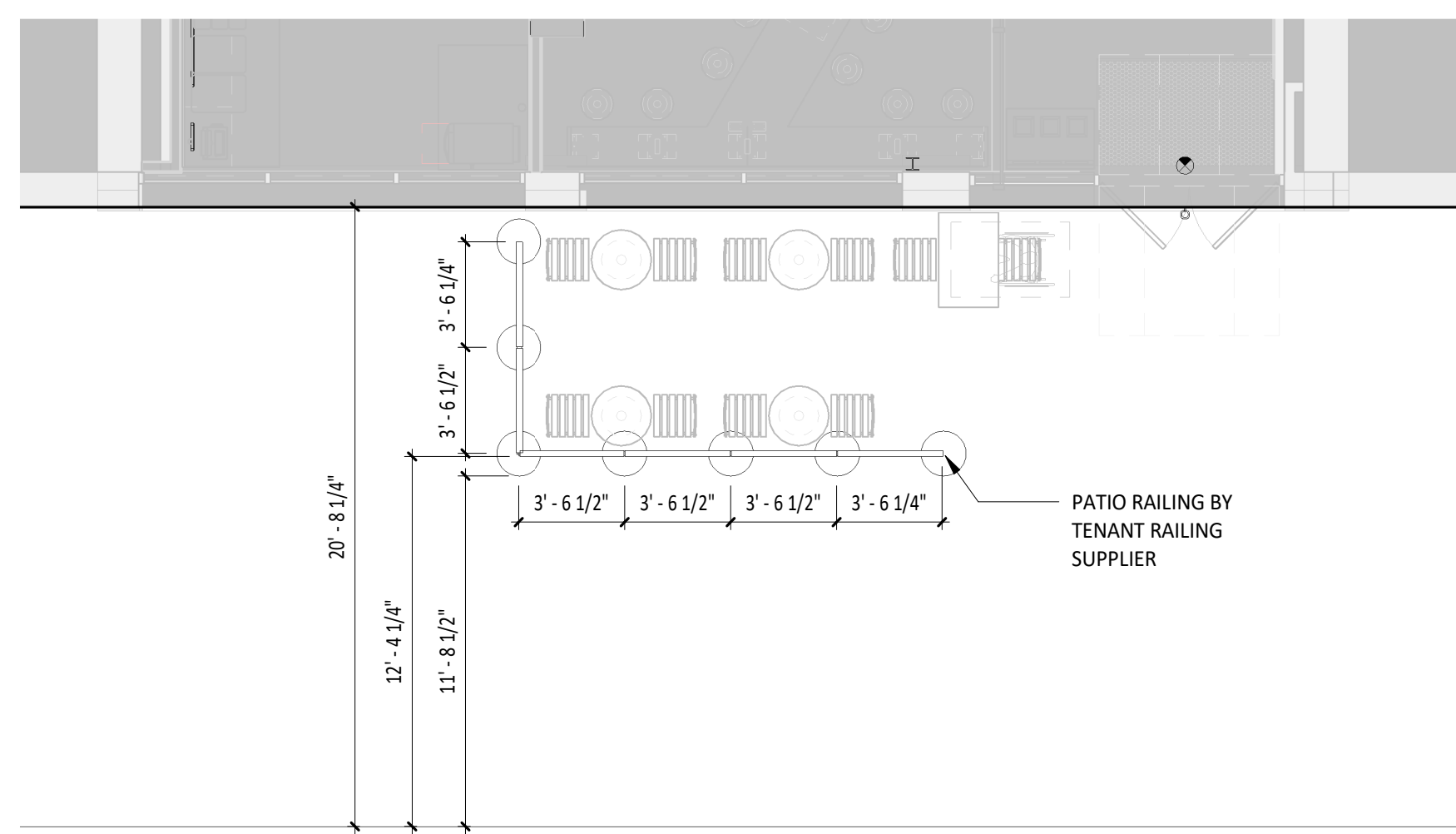
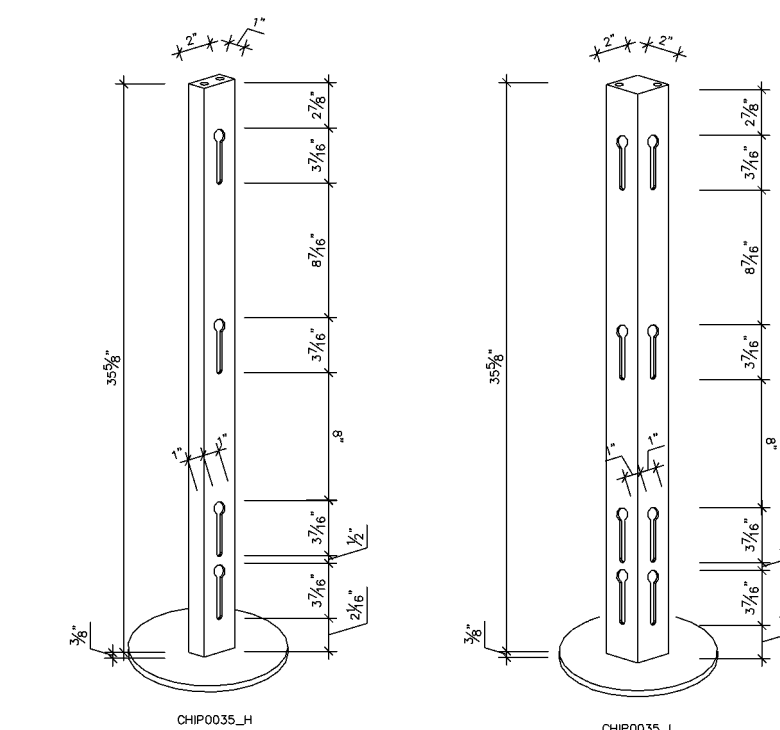
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2. FOR STENCIL INFORMATION, REFER TO DIVISION 2 - SITE CONSTRUCTION FOR ADDITIONAL INFORMATION.
3. PROVIDED ARCHITECTURAL SITE PLAN IS FOR REFERENCE PURPOSES ONLY. GENERAL CONTRACTOR TO VERIFY LANDLORD PROVIDED ITEMS MATCH THE INDICATED NOTING BELOW AS REQUIRED. IF GENERAL CONTRACTOR OCCURS ANY DISCREPANCIES, CONTACT THE ARCHITECT IMMEDIATELY.

KEYNOTE LEGEND

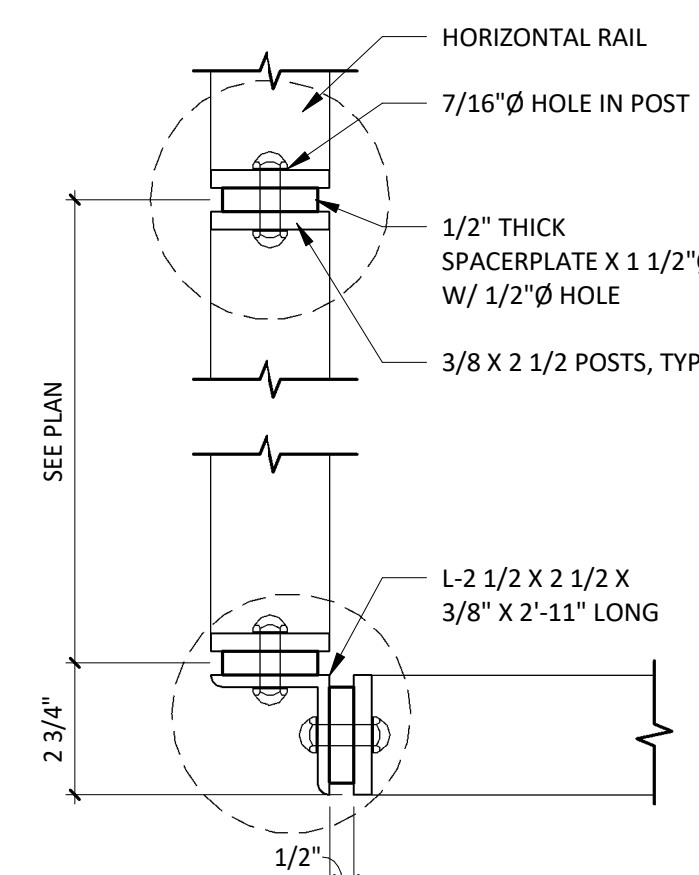


1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

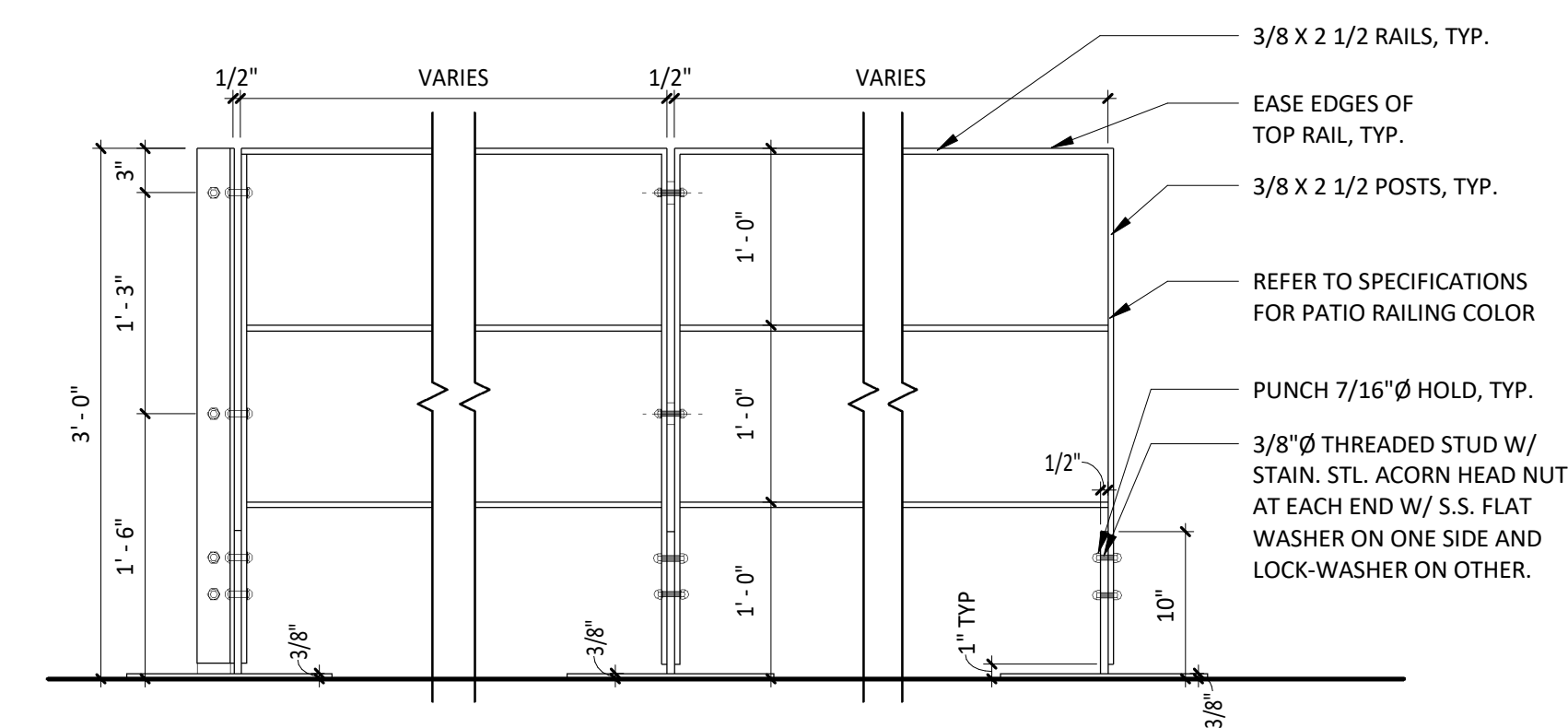
5 RAILING 3D
SCALE: 1" = 1'-0" SP100



2 DIMENSIONED PATIO PLAN
SCALE: 3/16" = 1'-0"



3 RAILING PLAN DETAIL
SCALE: 3" = 1'-0"



4 RAILING MOUNTING DETAIL
SCALE: 1" = 1'-0"



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PROJECT INFORMATION:

STORE NO.: 4593
"DOWNTOWN DETROIT"
630 WOODWARD AVE, SUITE 620
DETROIT, MI 48226

SEAL:

PROJECT NO. 2022-0296
DRAWN BY D. AUSTIN
CHECKED BY D. AUSTIN

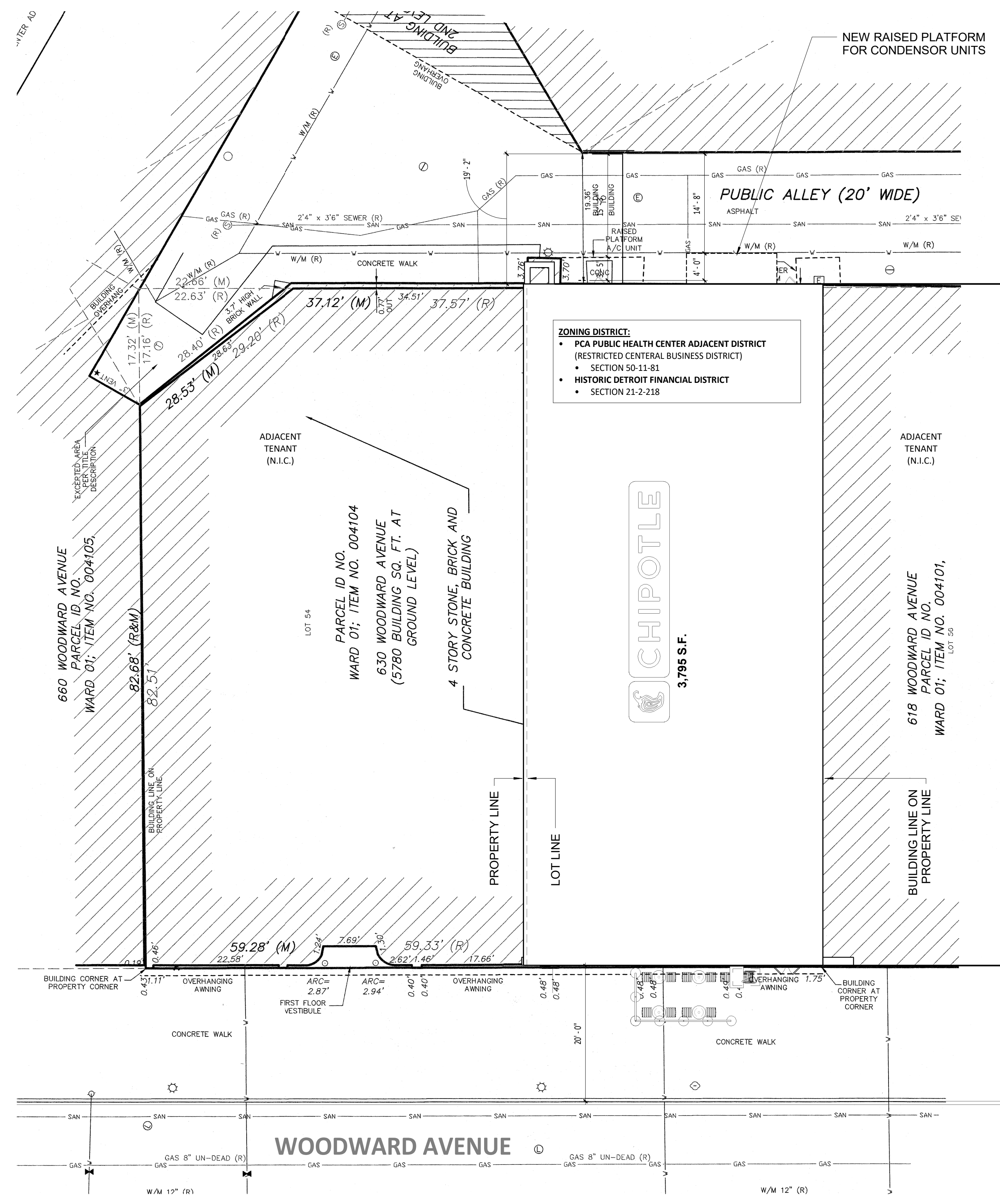
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12/20/23 PATIO PERMIT SET

REVISIONS:
1 10/11/23 CITY COMMENTS

TITLE:
ARCHITECTURAL
SITE PLAN

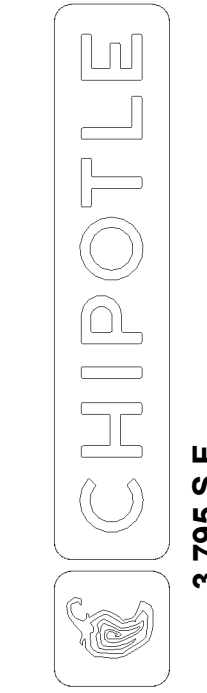
SHEET NUMBER:

SP100



ZONING DISTRICT:

- PCA PUBLIC HEALTH CENTER ADJACENT DISTRICT (RESTRICTED CENTRAL BUSINESS DISTRICT)
 - SECTION 50-11-81
- HISTORIC DETROIT FINANCIAL DISTRICT
 - SECTION 21-2-218

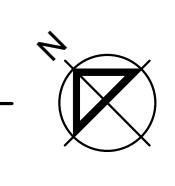


3,795 S.F.

ADJACENT TENANT (N.I.C.)
 PARCEL ID NO. 004104
 WARD 01; ITEM NO. 004104
 630 WOODWARD AVENUE
 (5780 BUILDING SQ. FT. AT GROUND LEVEL)

ADJACENT TENANT (N.I.C.)
 618 WOODWARD AVENUE
 PARCEL ID NO. 004101,
 WARD 01; ITEM NO. 004101,
 LOT 50

1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 10'-0" SP101



MATT WILKUS



CHIPOTLE MEXICAN GRILL, INC.
 PO BOX 18296
 COLUMBUS, OH 43218-2968
 TELEPHONE: (614) 318-2682
 INTERNET: WWW.CHIPOTLE.COM

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 CHECKED BY D. AUSTIN

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GENERAL NOTES - SITE PLAN

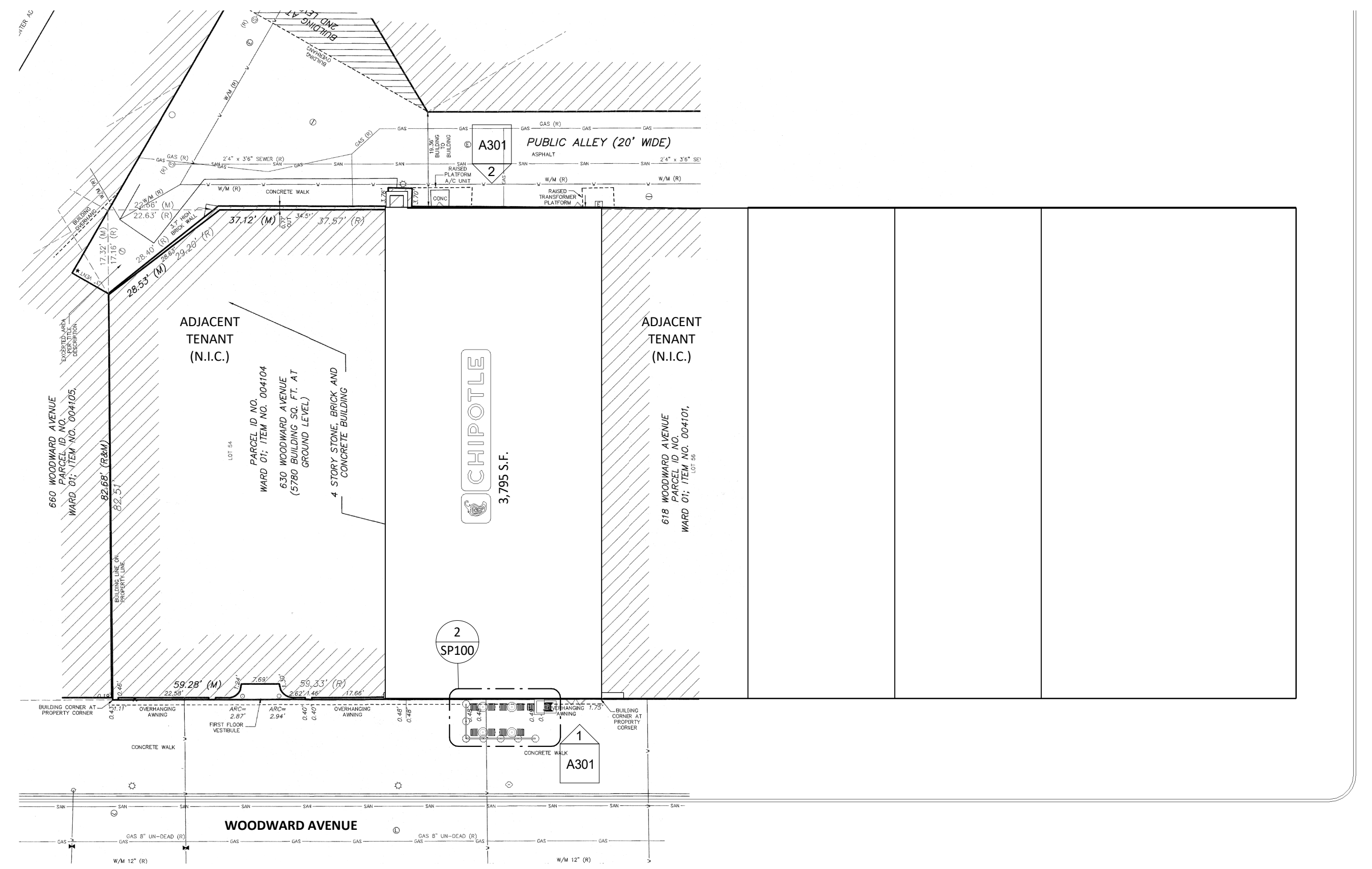
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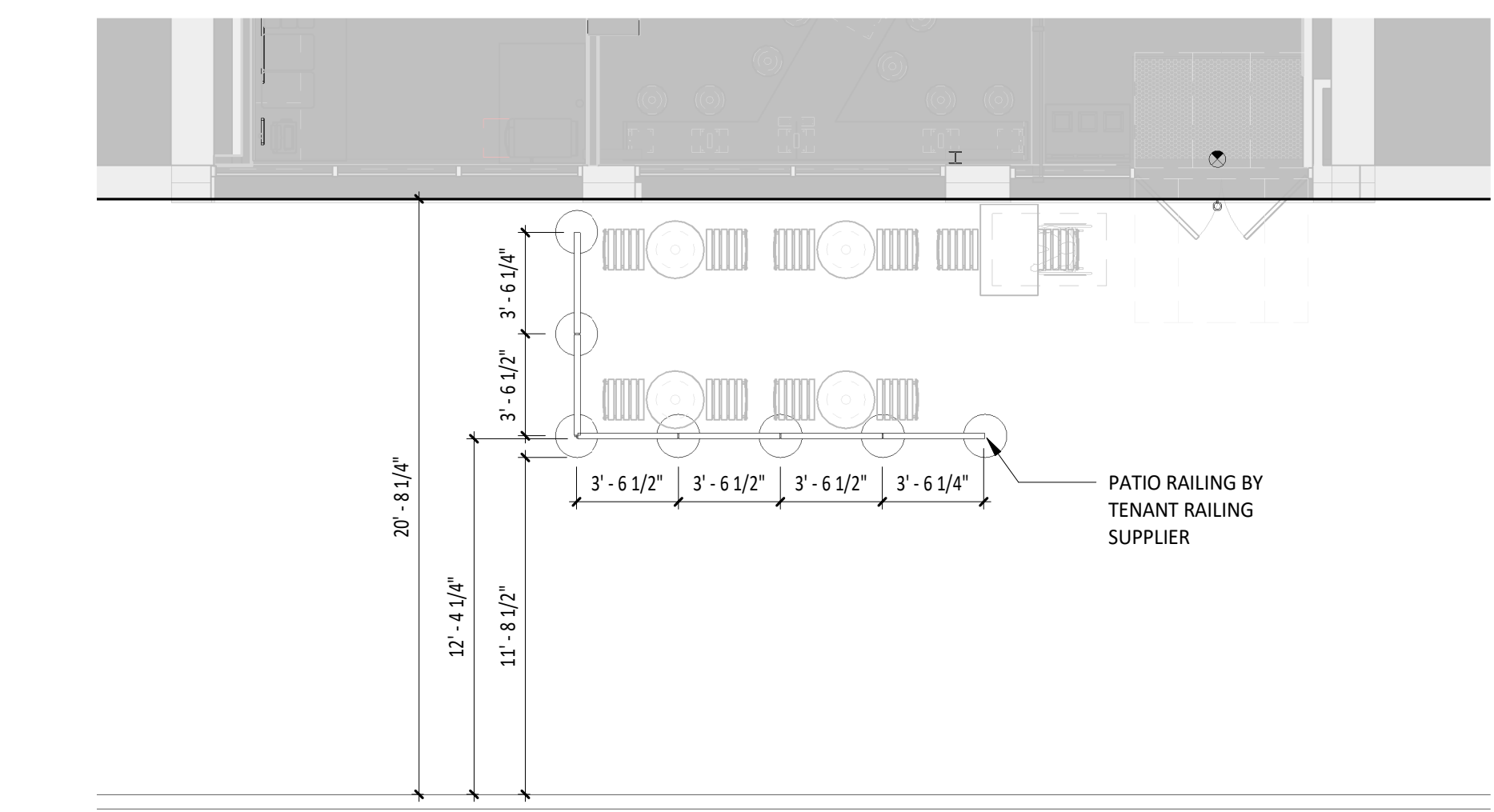
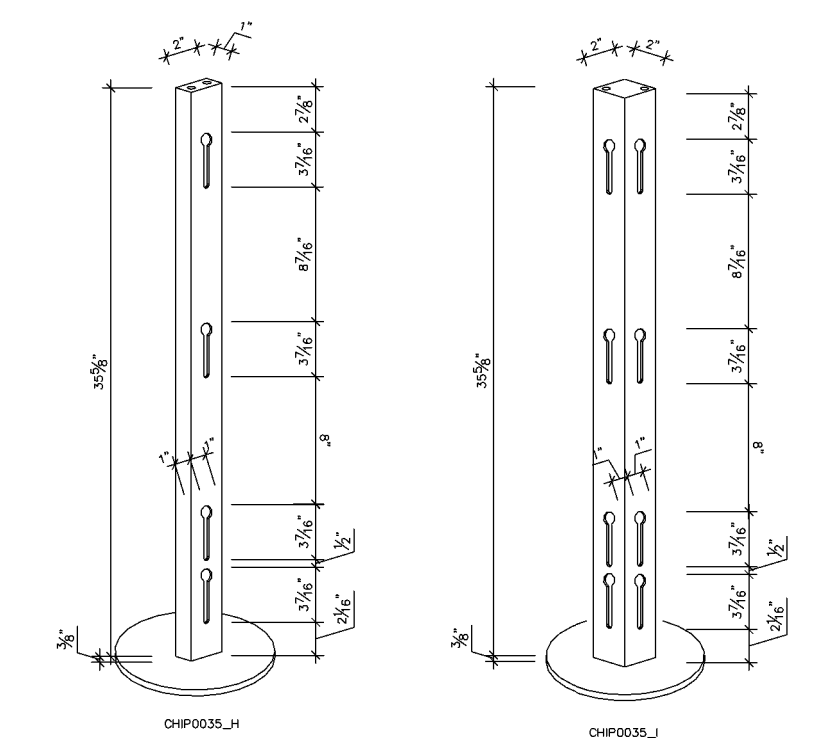
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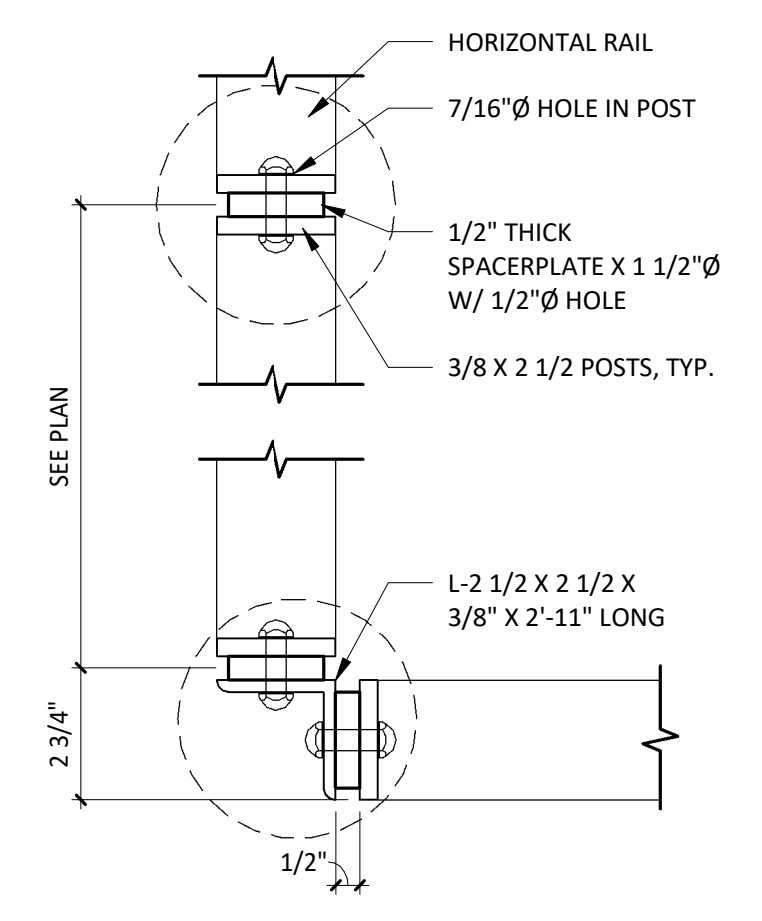


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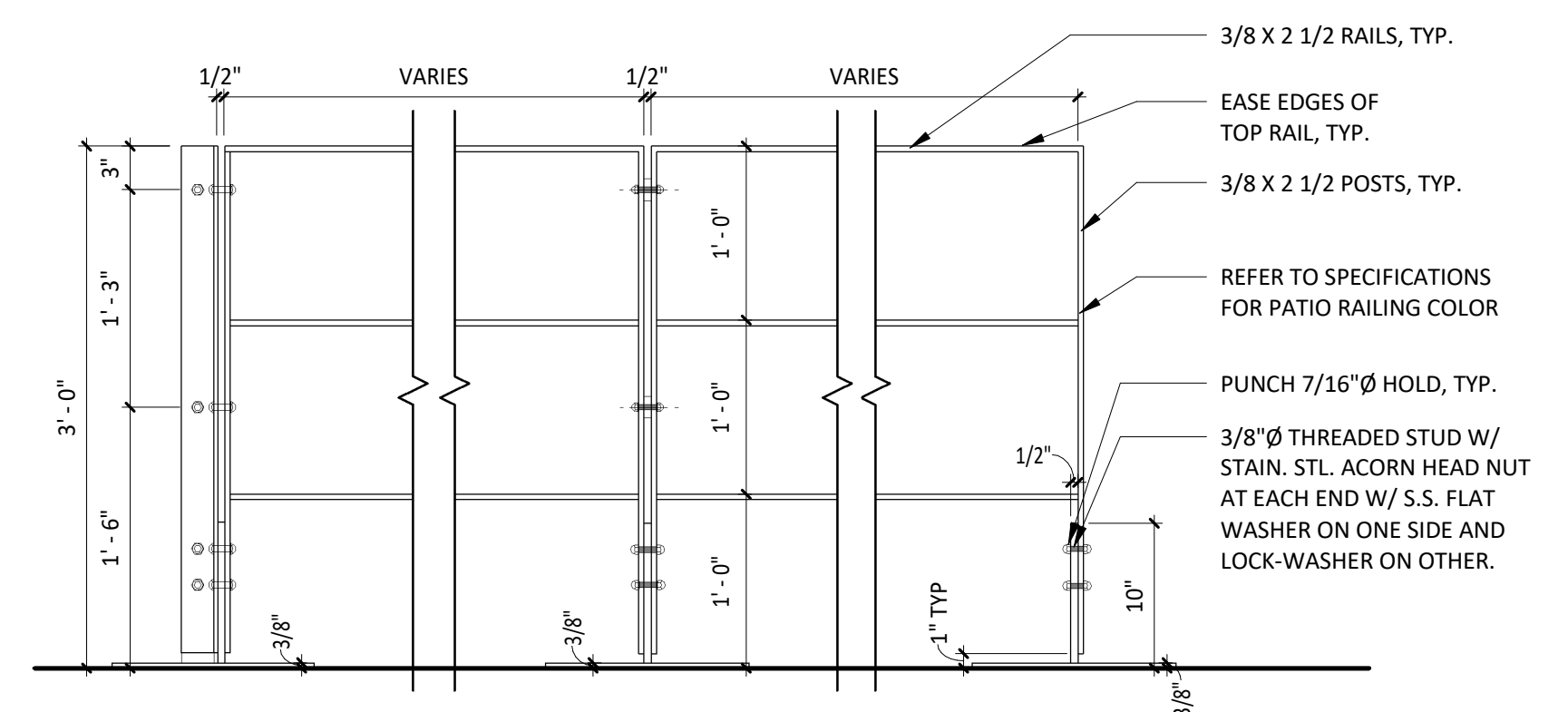
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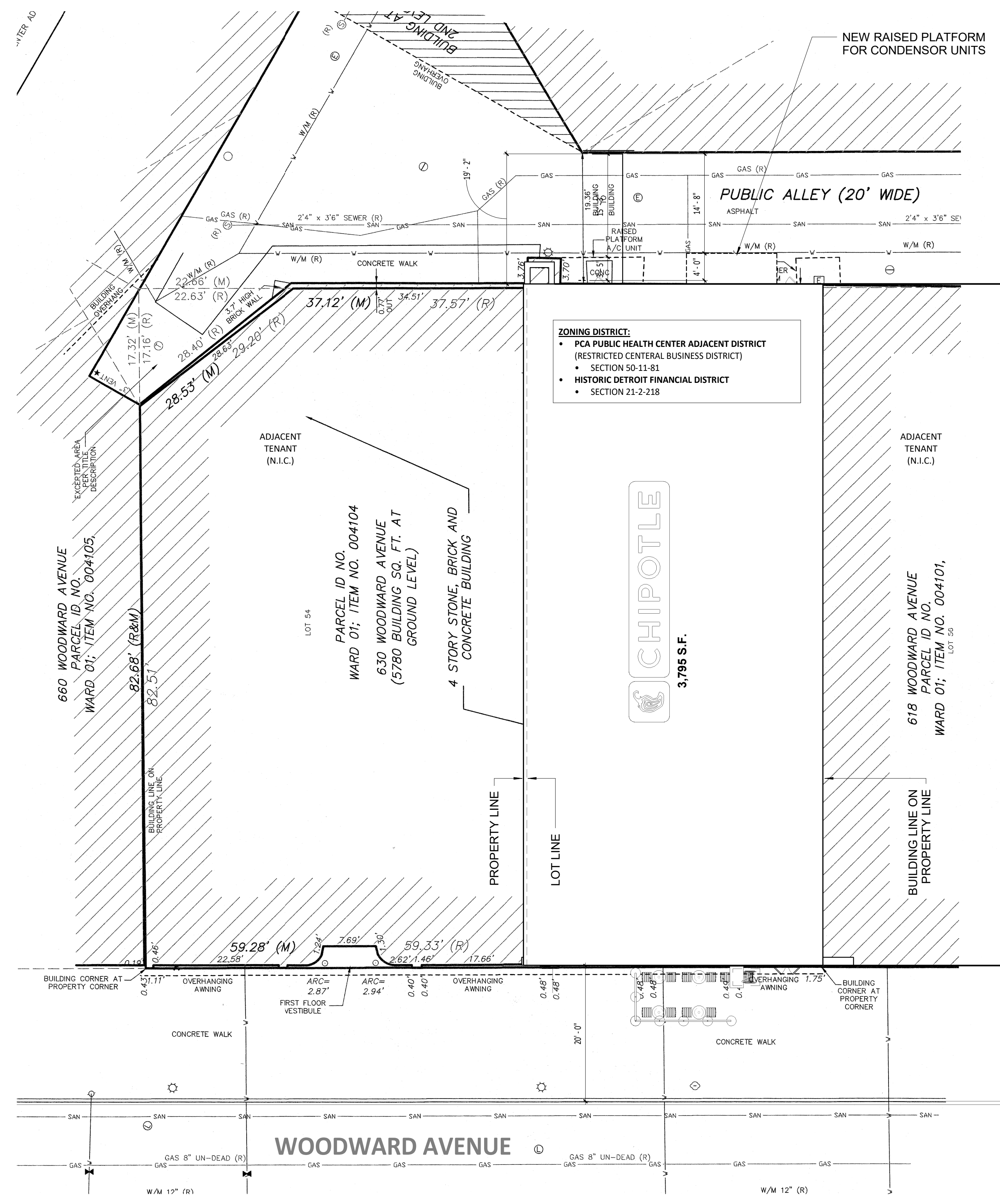
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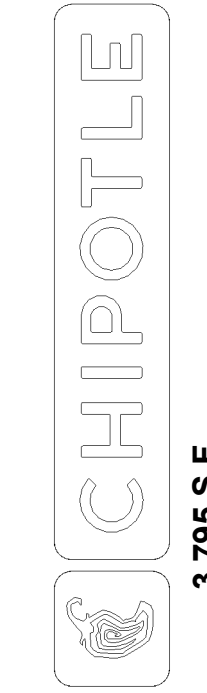
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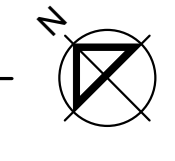
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