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“A QUORUM OF THE DETROIT CITY COUNCIL MAY BE PRESENT”

PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)

Ms. Cindy Golden
Assistant City Council Committee Clerk

THURSDAY, SEPTEMBER 20, 2018

10:00 A.M.

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 10:05 A.M. – DISCUSSION – RE:** Discussion with taxing jurisdictions regarding the fiscal impact of the Lafayette West Brownfield Plan. **(Taxing Units; Detroit Brownfield Redevelopment Authority)**
- E. 10:10 A.M. – PUBLIC HEARING – RE:** Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Lafayette West Redevelopment Project. **(Lafayette Acquisition Partners, LLC is the project developer (the "Developer") for the Plan which entails a comprehensive, mixed-use redevelopment of the site. The current, vacant, obsolete 8-story university building and dilapidated parking lot will be demolished. The redevelopment, Lafayette West, is planned to consist of a 12-story tower, two 4-story residential buildings, and approximately 60 for-sale condominium townhomes. The tower will be serviced by a 4 level underground and aboveground parking structure and the two midrise buildings will be podium style developments with integrated ground level parking and four stories of apartments atop the parking.) (Taxing Units; Detroit Brownfield Redevelopment Authority; Legislative Policy Division)**

- F. **10:25 A.M. – PUBLIC HEARING – RE:** Basco of Michigan, Inc. request to establish a Commercial Rehabilitation District, in the area of 44 Michigan Avenue (aka 100 Michigan Avenue), Detroit, Michigan, in accordance with Public Act 210 of 2005. **(Petition #1478). (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)**
- G. **10:40 A.M. – DISCUSSION – RE:** Detroit Land Bank Authority report relative to City Council Quarterly Report, 4th Quarter FY 2018. **(The Finance Department continues with the transformation process in aligning itself to fully support the DLBA’s dynamic and ever-evolving operational day-to-day functions. The summary will discuss (1) June 2018 Fiscal Year to Date Revenue and Expenses – Actual versus Budget; (2) Balance Sheet Highlights; and (3) Status Update on the Hardest Hit Program.)**

UNFINISHED BUSINESS

1. Status of **Housing and Revitalization Department** submitting reso. autho. Petition of Café DøMongooø of Detroit (#295), request for a seasonal Outdoor Café Permit at 1439 Griswold. **The Department of Public Works/City Engineering Division (DPW/CED) who has jurisdiction over temporary encroachment on City right-of-ways has denied this request based on the petitioner’s non-compliance with applicable City ordinance related to outdoor café activities, such as the installation of pre-cast fencing extending to existing light pole location. The existing layout is causing noncompliance with ADA and pedestrian minimum required distance. Also, the railing is anchored in the sidewalk and has not been removed at the end of the patio season.) (BROUGHT BACK AS DIRECTED ON 9-6-18)**
2. Status of **Council Member Scott Benson** submitting memorandum relative to Workforce Housing Opinion. **(BROUGHT BACK AS DIRECTED ON 9-6-18)**
3. Status of **Council Member Janeé Ayers** submitting memorandum relative to Hiring Ordinance. **(BROUGHT BACK AS DIRECTED ON 9-6-18)**
4. Status of **Law Department** submitting response relative to report and proposed ordinance to amend Chapter 14 of the 1984 Detroit City Code, *Community Development*, by adding Article XIII, *Jobs and Economic Development*, and adds Division 2. *Hiring Notices*, Sections 14-13-21, *Notice of hiring activities required; exceptions.*, 14-13-22, *Minimum content to be included; process for distribution of notice*, and 14-13-23, *Misdemeanor violation; continuing violation; penalties for conviction thereof*, to require developers who receive certain city benefits to distribute notices of any hiring activities within the City of Detroit to the Department of Civil Rights, Inclusion, and Opportunity for further distribution throughout the City of Detroit. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 9-6-18)**

5. Status of Council Member Scott Benson submitting memorandum relative to PD Non-Compliance Recourse. **(BROUGHT BACK AS DIRECTED ON 9-6-18)**
6. Status of Council Member Scott Benson submitting memorandum relative to Investment Risk Opinion. **(BROUGHT BACK AS DIRECTED ON 9-6-18)**
7. Status of Council President Pro Tempore Mary Sheffield submitting memorandum relative to Homeless Bill of Rights Ordinance. **(BROUGHT BACK AS DIRECTED ON 9-6-18)**
8. Status of Detroit Land Bank Authority submitting report relative to City Council Quarterly Report, 4th Quarter FY 2018. **(The Finance Department continues with the transformation process in aligning itself to fully support the DLBA's dynamic and ever-evolving operational day-to-day functions. The summary will discuss (1) June 2018 Fiscal Year to Date Revenue and Expenses – Actual versus Budget; (2) Balance Sheet Highlights; and (3) Status Update on the Hardest Hit Program.) (BROUGHT BACK AS DIRECTED ON 9-6-18)**
9. Status of Council Member James Tate submitting memorandum relative to Special District Review ó Legislative Authority. **(BROUGHT BACK AS DIRECTED ON 9-6-18)**
10. Status of Council Member James Tate Jr. submitting memorandum relative to Applicability of Affordable Housing Requirements for Co-Op Housing Developments. **(BROUGHT BACK AS DIRECTED ON 9-6-18)**
11. Status of Legislative Policy Division submitting report relative to Regulating Formula Businesses. **(The Legislative Policy Division (LPD) has been requested by Council Member Janeé' Ayers to provide a report on the City of Detroit's (City) options under Michigan law for regulating formula businesses within the city limits. The purpose of any regulation of formula businesses by the City of Detroit (City) would be to preserve the character and diversity of the City's business districts. In response to the request, LPD provides the following report.) (BROUGHT BACK AS DIRECTED ON 9-6-18)**
12. Status of Council President Pro Tem Mary Sheffield submitting memorandum relative to Request for the Civil Rights and Inclusion Office (CRIO) to provide a report detailing activity covered by Executive 2016-1. **(BROUGHT BACK AS DIRECTED ON 9-6-18)**
13. Status of Legislative Policy Division submitting report relative to Summary of the Detroit Land Bank Authority Quarterly Report July 2018. **(The Legislative Policy Division (LPD) has been requested by Council Member James Tate to provide a summary review on the Detroit Land Bank Authority's Quarterly Report to City Council July 2018.) (BROUGHT BACK AS DIRECTED ON 9-6-18)**
14. Status of Council Member Scott Benson submitting memorandum relative to Workforce & Very Low Income Housing **(BROUGHT BACK AS DIRECTED ON 6-28-18)**

15. Status of **Historic District Advisory Board** submitting report and Proposed Ordinance to amend Chapter 25, Article II of the 1984 Detroit City Code by adding Section 25-2-201 to establish the Detroit City/Coleman A. Young International Airport Historic District and to define the elements of design for the district. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING) (BROUGHT BACK AS DIRECTED ON 4-19-18)**
16. Status of **Historic Designation Advisory Board** submitting report relative to Extension of study period for the proposed Detroit City/Coleman A. Young International Airport Local Historic District. **(The study by the Historic Designation Advisory Board for the proposed Detroit City/Coleman A. Young International Airport Local Historic District is currently underway. It would appear that to provide time for the completion of this process that is necessary to extend the study period for this proposed historic district.) (BROUGHT BACK AS DIRECTED ON 3-22-18)**

NEW BUSINESS

LAW DEPARTMENT

17. Submitting Responses relative to Detroit City Council Authority in Special District Review Process. **(This opinion is provided in Response to your July 16, 2018 memorandum, in which you requested an analysis of the authority of the Detroit City Council (“Council”) as part of the process for special district review, as set forth in Chapter 61 of the 1984 Detroit City Code, commonly known as the Detroit Zoning Ordinance (“Zoning Ordinance”). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-20-18)**
18. Submitting Responses relative to Recourse for Non-Compliance with Planned Development (PD) Standards. **(This memorandum is provided is provided in response to your July 3, 2018 memorandum, in which you requested an analysis of the recourse available to the City of Detroit in circumstances of non-compliance with the terms, conditions, site plans, use regulations and development specifications (collectively, “Standards”) associated with a planned development zoning district (“PD District”). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-20-18)**

CITY PLANNING COMMISSION

19. Submitting reso. autho. Request of Mr. Mike Semma on behalf of his client Mr. Talal Dickow to amend Article XVII, District Map 53 of the 1984 Detroit City Code Chapter 61, -Zoning by showing a B4 (General Business District) zoning classification where an R2 (Two-Family Residential District) zoning classification currently exists on three (3) parcels commonly identified as 2205, 2211 and 2215 Green Avenue, generally bounded by the one way east-west ally first south of W. Vernor Highway to the north, Green Avenue to the west. **(RECOMMEND DENIAL) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-20-18)**

20. Submitting report and Proposed ordinance to amend Article XVII, District Map 56, of the 1984 Detroit City Code Chapter 61, "Zoning" by showing an R5 (Medium Density Residential) zoning classification where R3 (Low Density Residential) and R2 (Two-Family Residential) zoning classifications currently exist on five (5) parcels commonly identified as 7501 Webb Street, 7600 Burlingame Street, 10530 Bryden Street, and 10461 and 10455 American Street. **(RECOMMEND APPROVAL) (FOR INTRODUCTION OF AN ORDINANCE AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-20-18)**
21. Submitting report and Proposed ordinance to amend Article XVII, District Map No. 5, of the 1984 Detroit City Code, Chapter 61, Zoning, and modify the provisions of the existing PD-H (Planned Development District) zoning classification established by Trumbull as well as 1303 W. Forrest. **(RECOMMEND APPROVAL) (FOR INTRODUCTION OF AN ORDINANCE AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-20-18)**
22. Submitting report and Proposed ordinance to modify the provisions of an existing PD-H (Planned Development-Historic) zoning classification on Article XVII District Map 4 of The 1984 Detroit City Code, Chapter 61, Zoning, on land bounded by Brush Street on the west, Watson Street on the north, Beaubien Street on the east and Wilkins Street on the south in order to allow for a three (3) building mixed-use development with below-grade parking **(RECOMMEND APPROVAL WITH CONDITIONS) (FOR INTRODUCTION OF AN ORDINANCE AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-20-18)**
23. Submitting report and Proposed ordinance to amend Article XVII, District Map 16, of the 1984 Detroit City Code Chapter 61, "Zoning" by showing an M2 (Restricted Industrial District) zoning classification where B4 (General Business District) zoning classification currently exists on thirteen (13) parcels, generally bounded by Armada Avenue extended to the north, the north-south alley first east of Conant Avenue to the east, Gaylord Avenue to the south and Conant Avenue to the west. **(RECOMMEND APPROVAL) (FOR INTRODUCTION OF AN ORDINANCE AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-20-18)**
24. Submitting report and Proposed ordinance to modify the existing PD (Planned Development) zoning classification created by Ordinance No. 15-10 on Zoning District Map No. 40 at the former Herman Gardens public housing site (not known as Gardenvue Estates) at the northerly 500 feet, more or less, of Parcel F to allow for the construction of a new one-story building to be occupied by a medical and dental clinic at 17625 Joy Road **(RECOMMEND APPROVAL WITH CONDITIONS) (FOR INTRODUCTION OF AN ORDINANCE AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-20-18)**

25. Submitting report and Proposed Zoning Ordinance Text Amendment to allow Business Colleges and Commercial Trade Schools by-right in R5 (Medium Density Residential) Zoning Classification (**RECOMMENDS APPROVAL**) (**FOR INTRODUCTION OF AN ORDINANCE AND SETTING OF A PUBLIC HEARING?**) (**REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-20-18**)

HISTORIC DESIGNATION ADVISORY BOARD

26. Submitting reso. autho. Scheduling a Public Hearing relative to the Petition of Wayne State University (**#317**), request that the intersection Anthony Wayne Drive and West Warren be assigned the secondary street name Tapan Datta Boulevard. (**On May 2, 2018 City Council directed the Historic Designation Advisory Board (HDAB) staff to review documentation submitted to the City Clerk's Office by the petitioner for the establishment of a Secondary Street Name for Tapan Datta.**) (**REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-20-18**)
27. Submitting reso. autho. Scheduling a Public Hearing relative to the Petition of New Providence Baptist Church (**#342**), request that the intersection Plymouth and Southfield Service Drive be assigned the secondary street name Dr. E.N. Jennings, Sr. (**On May 14, 2018 City Council directed the Historic Designation Advisory Board (HDAB) staff to review documentation submitted to the City Clerk's Office by the petitioner for the establishment of a Secondary Street Name for Dr. E.N. Jennings, Sr.**) (**REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-20-18**)

HOUSING AND REVITALIZATION DEPARTMENT

28. Submitting Responses relative to Far Eastside Development Project. (**The Housing and Development Department is responding to a request from Council Member Andre Spivey for a brief history of the Far Eastside Development Project and its current status.**) (**REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-20-18**)
29. Submitting reso. autho. Reprogramming Amendment to the Community Development Block Grant (CDBG) Annual Action Plan for Fiscal Years 2010-11, 2011-12 and 2015-16 (**The Housing and Revitalization Department (H&RD) hereby requests to amend the Community Development Block Grant (CDBG) Annual Action Plan for FY 2010-11, 2011-12 and 2015-16.. The funds targeted for reprogramming consist of unused funds, balances for programs that no longer exist or are funds unlikely to be used in a timely manner. If these funds are not expended, the City's federal grant allocations will be at risk of being recaptured by the U.S. Department of Housing and Urban Development (HUD).**) (**REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-20-18**)

PLANNING AND DEVELOPMENT DEPARTMENT

30. Submitting reso. autho. Property Sale by Development Agreement 2994 and 2968 Brush, 418 and 432 Watson, 3035, 3027, 3019, 3009 and 3001 Beaubien. (**The City of Detroit**)

Planning and Development Department (“P&DD”) has received an offer from Brush Wilkins 2016 L.L.C. (“Purchaser”), a Michigan limited liability company, to purchase certain City-owned real property at 2994 Brush, 2968 Brush, 418 Watson, 432 Watson, 3035 Beaubien, 3027 Beaubien, 3019 Beaubien, 3009 Beaubien, Detroit MI 48201 (collectively the “Properties”) for the purchase price of Nine Hundred Sixty Thousand and 00/100 Dollars (\$96,000.00). The Properties are comprised of approximately 1.1 acres of vacant land. The Purchaser proposes to construct a mixed-income, mixed-use development on the Properties that will include residential rental units and ground-floor retail/commercial space. Currently, the Properties are within a PD-H zoning district (Planned Development-Historic). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-20-18)

MISCELLANEOUS

31. **Council Member Raquel Castaneda-Lopez** submitting memorandum relative to Gordie Howe International Bridge Jurisdiction Issues. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-20-18)