

*Reynolds*  
*5-14-19*

**PLANNING AND  
ECONOMIC  
DEVELOPMENT  
STANDING  
COMMITTEE**

21

**OFFICE OF CONTRACTING  
AND PROCUREMENT**

May 10, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6000228      100% Federal Funding – AMEND 1– To Continue Services for HOME Investor and CDBG Compliance Monitoring for City of Detroit Developments Funded by U.S. Housing and Urban Development. – Contractor: National Consulting Services, LLC – Location: 400 Renaissance Center, Ste. 2600, Detroit, MI 48243 – Contract Period: Upon City Council Approval through June 30, 2021 – Contract Increase: \$276,000.00 –Total Contract Amount: \$756,900.00. **HOUSING AND REVITALIZATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER \_\_\_\_\_ TATE \_\_\_\_\_**

**RESOLVED**, that Contract No. 6000228 referred to in the foregoing communication dated May 14, 2019, be hereby and is approved.

22

**OFFICE OF CONTRACTING  
AND PROCUREMENT**

May 10, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6002053      100% City Funding – To Provide Professional Landscape Architecture, Planning, and Urban Design to Build Upon the Conceptual Framework for the Old Redford Land Stewardship Greenway & Neighborhood Design and Implementation Plan for NW Grand River Neighborhood. – Contractor: Land Collective, LLC – Location: 57 North 2<sup>nd</sup> Street, Philadelphia, PA 19106 – Contract Period: Upon City Council Approval through May 7, 2020 –Total Contract Amount: \$273,555.50.  
**PLANNING AND DEVELOPMENT**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER**           **TATE**          

**RESOLVED**, that Contract No. 6002053 referred to in the foregoing communication dated May 14, 2019, be hereby and is approved.

23

**OFFICE OF CONTRACTING  
AND PROCUREMENT**

May 10, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6002125 100% City Funding – To Provide an Agreement to Manages the City's Grow Detroit's Young Talent Program and Project Clean Slate through the FCA Community Based Project with the City of Detroit. – Contractor: Detroit Employment Solutions – Location: 440 E. Congress Suite 400, Detroit, MI 48226 – Contract Period: Upon City Council Approval through June 30, 2019 – Total Contract Amount: \$620,000.00. **HOUSING AND REVITALIZATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer  
Office of Contracting and Procurement

**BY COUNCIL MEMBER**           TATE          

**RESOLVED**, that Contract No. 6002125 referred to in the foregoing communication dated May 14, 2019, be hereby and is approved.



CITY OF DETROIT  
LAW DEPARTMENT

24

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 500  
DETROIT, MICHIGAN 48226-3437  
PHONE 313•224•4550  
FAX 313•224•5505  
WWW.DETROITMI.GOV

May 10, 2019

Detroit City Council  
1340 Coleman A. Young  
Municipal Center  
Detroit, Michigan

Re: Proposed Ordinance To Amend Chapter 50 Of The 1984 Detroit City Code,  
*Streets, Sidewalks and Other Public Places*, Article VII, *Opening, Closing,  
Extending, Vacating, Naming and Renaming of Streets*, by Repealing Division 3,  
*Secondary Naming of Streets*.

Honorable City Council:

Pursuant to the request of Council Member James Tate, the above-referenced ordinance is being submitted to Your Honorable Body for consideration. This proposed ordinance will repeal Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks and Other Public Places*, Article VII, *Opening, Closing, Extending, Vacating, Naming and Renaming of Streets*, by repealing Division 3, *Secondary Naming of Streets*, which consists of Section 50-7-21 through Section 50-7-46, to repeal provisions of the City Code related to the assignment of secondary street names.

We are available to answer any questions that you may have concerning this proposed ordinance.

Thank you for your consideration.

Respectfully,

Tonja R. Long  
Supervising Assistant Corporation Counsel

CITY CLERK 2019 MAY 10 PM 2:59

## SUMMARY

This proposed ordinance amends Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks and Other Public Places*, Article VII, *Opening, Closing, Extending, Vacating, Naming, and Renaming of Streets*, by repealing Division 3, *Secondary Naming of Streets*, which consists of Section 50-7-21 through Section 50-7-46, to remove the process of assignment of a secondary street sign.

1 **BY COUNCIL MEMBER \_\_\_\_\_:**

2 **AN ORDINANCE** to amend Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks*  
3 *and Other Public Places*, Article VII, *Opening, Closing, Extending, Vacating, Naming, and*  
4 *Renaming of Streets*, by repealing Division 3, *Secondary Naming of Streets*, which consists of  
5 Section 50-7-21 through Section 50-7-46, to remove the process of assignment of a secondary  
6 street sign.

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

9 **Section 1.** Chapter 50 of the 1984 Detroit City Code, Article VII, Division 3, Section 50-  
10 7-21 through Section 50-7-46, be repealed as follows:

11 **CHAPTER 50. STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES**

12 **ARTICLE VII. OPENING, CLOSING, EXTENDING, WIDENING, VACATING,**  
13 **NAMING, AND RENAMING OF STREETS AND ASSIGNING SECONDARY NAMES**  
14 **TO STREETS.**

15 **~~DIVISION 3. SECONDARY NAMING OF STREETS.~~**

16 **~~Sec. 50-7-21. Assignment of secondary name to streets permitted.~~**

17 ~~—— (a) —— A street may be assigned a secondary name in accordance with this division.~~

18 ~~—— (b) —— The secondary naming of a street is for purposes of honorary recognition only and~~  
19 ~~shall not replace the official street name or require changing official maps, surveys, or records.~~

20 ~~—— (c) —— A secondary street name designation may be sought to recognize a person who has~~  
21 ~~achieved prominence as a result of his or her significant, position, contributions, to the City of~~  
22 ~~Detroit, State of Michigan, the United States of America, or the international community.~~

23 **REPEALED.**

1 ~~Sec. 50-7-22. Location of secondary street signs.~~

2 ~~—— (a) —— The signs indicating the secondary name shall be placed above the official street~~  
3 ~~name sign and be of a different color than the official sign.~~

4 ~~—— (b) —— A maximum of two (2) secondary street signs shall be placed at only one (1)~~  
5 ~~identified intersection in the area significant to the person's historical residence or the location of~~  
6 ~~his or her historical contribution. REPEALED.~~

7 ~~Sec. 50-7-23. Maintenance of secondary street signs.~~

8 ~~—— The cost of replacing any missing or damaged secondary street sign or signs shall be borne~~  
9 ~~by the petitioner. REPEALED.~~

10 ~~Sec. 50-7-24. Removal of secondary street signs.~~

11 ~~—— (a) —— Secondary street signs may be subject to removal after a period of five years~~  
12 ~~pursuant to the following:~~

13 ~~(1) —— A written recommendation from the Department of Public Works that the street~~  
14 ~~sign should be removed.~~

15 ~~(2) —— Upon receipt of the written recommendation, City Council shall schedule a public~~  
16 ~~hearing. Notice of the public hearing shall be given to the owners of real property~~  
17 ~~within three hundred (300) linear feet of the proposed intersection abutting such~~  
18 ~~street to be assigned a secondary name and shall also be published in a newspaper~~  
19 ~~of general circulation at least five (5) days prior to the date fixed for the hearing;~~

20 ~~(3) —— Notice to the original petitioner; and~~

21 ~~(4) —— Following the public hearing, City Council shall adopt a resolution approving or~~  
22 ~~denying the recommendation submitted by the Department of Public Works.~~



1 ~~—— (b) —— The cost to remove a secondary street sign or signs for the purpose of installing a~~  
2 ~~new secondary street sign or signs shall be borne by the petitioner requesting the new sign(s).~~

3 REPEALED.

4 ~~Secs. 50-7-25—50-7-30. Reserved. REPEALED.~~

5 **Subdivision B. Procedure for assignment of secondary**  
6 **street name through petition**

7 ~~Sec. 50-7-31. Official petition form required.~~

8 ~~—— (a) —— Petitions for the assignment of a secondary street name in the City shall be provided~~  
9 ~~by the Office of the City Clerk.~~

10 ~~—— (b) —— The petition shall state in bold face type that the consent of two thirds (2/3) of those~~  
11 ~~who own property that abuts the street within three hundred (300) linear feet of the proposed~~  
12 ~~intersection is required.~~

13 ~~—— (c) —— No form other than that referenced in Subsection (a) of this section shall be~~  
14 ~~accepted as a valid petition. REPEALED.~~

15 **Sec. 50-7-32. Procedure.**

16 ~~—— (a) —— A petition for a secondary street name shall be filed with the Office of the City~~  
17 ~~Clerk not less than one hundred eighty (180) days prior to the proposed date of installation of the~~  
18 ~~secondary street sign(s).~~

19 ~~—— (b) —— The petitioner shall provide, as an attachment to the petition:~~

20 ~~(1) —— Information pertaining to the proposed honoree, including a biography, honors~~  
21 ~~received, and contributions to the local, state, national or international community;~~

22 ~~The submission shall contain sufficient information to accurately assess the~~  
23 ~~appropriateness of the secondary street name for the proposed location;~~



1           ~~have twenty one (21) calendar days from the date the notice is mailed to submit~~  
2           ~~comments or objections on the petition to the Legislative Policy Division.~~

3           ~~—— (b) — The Legislative Policy Division shall notify all necessary City departments,~~  
4           ~~including the Department of Public Works, police and fire, identified community groups in areas~~  
5           ~~adjacent to the subject street, and governmental agencies, including the United States Postal~~  
6           ~~Service, of the proposed secondary street name, notifying them that they have twenty one (21)~~  
7           ~~calendar days from the date the notice is mailed to submit comments or objections on the petition~~  
8           ~~to the Legislative Policy Division.~~

9           ~~—— (c) — Upon expiration of the twenty one (21) day comment period, the Legislative Policy~~  
10           ~~Division shall make a written report summarizing the comments and objections, if any, regarding~~  
11           ~~the petition, and forward the report to the City Council. REPEALED.~~

12           ~~**Sec. 50-7-34. Duties of the Legislative Policy Division to prepare report.**~~

13           ~~—— (a) — Within ninety (90) days of submission of the report referenced in Subsection 50-7-~~  
14           ~~33(e) of this code, the Legislative Policy Division shall review all documentation submitted by~~  
15           ~~petitioner and prepare a report of its findings as to whether the proposed secondary street name~~  
16           ~~meets the following criteria:~~

17           ~~(1) — The proposed honoree positively reflects or exemplifies the cultural, social,~~  
18           ~~economic, or political history of the city, state, nation or world; and~~

19           ~~(2) — The proposed street location bears a clear association with a site, building, structure,~~  
20           ~~or event directly related to the proposed honoree.~~

21           ~~—— (b) — Upon finding that the above criteria are satisfied, the Legislative Policy Division~~  
22           ~~shall submit a resolution for consideration by City Council which includes:~~



1 **Sec. 50-7-37. Duties of Department of Public Works**

2 ~~—— (a) —— After adoption of the resolution by City Council, the Department of Public Works~~  
3 ~~shall collect payment from the petitioner.~~

4 ~~(1) —— Payment of two hundred dollars (\$200) shall be made by the petitioner(s) prior to~~  
5 ~~installation of the secondary street sign for the cost of designing, producing, and~~  
6 ~~installing the sign(s); and~~

7 ~~(2) —— Payment shall be deposited into the street fund.~~

8 ~~—— (b) —— The department of public works shall erect the secondary street sign(s) within forty-~~  
9 ~~five (45) days from the date of adoption of the resolution by City Council. REPEALED.~~

10 ~~Secs. 50-7-38 — 50-7-40. Reserved. REPEALED.~~

11 ~~**Subdivision C. Procedure for assignment of secondary street name through City Council**~~  
12 ~~**initiative**~~

13 ~~**Sec. 50-7-41. Procedure.**~~

14 ~~—— (a) —— City Council may adopt a resolution on its own initiative which assigns a secondary~~  
15 ~~name based upon criteria set forth in Section 50-7-21 of this Code without following the~~  
16 ~~procedures that are set forth in Section 50-7-32 of this Code.~~

17 ~~—— (b) —— Any Member of City Council may submit a candidate for consideration by~~  
18 ~~forwarding a request to the Legislative Policy Division.~~

19 ~~—— (c) —— The Council Member shall provide, as an attachment to the request:~~

20 ~~(1) —— Information pertaining to the honoree, including biography, honors received,~~  
21 ~~contributions to the local, national or international community. The submission~~  
22 ~~shall contain sufficient information to accurately assess the appropriateness of the~~  
23 ~~secondary street name for the proposed location.~~



1 ~~Sec. 50-7-43. Report by the Legislative Policy Division regarding assignment of secondary~~  
2 ~~name to street through City Council initiative.~~

3 ~~—— (a) —— The Legislative Policy Division shall, upon review of the documentation provided,~~  
4 ~~prepare a report of its findings, within ninety (90) days, as to whether the proposed secondary~~  
5 ~~street name does or does not meet the following criteria:~~

6 ~~(1) —— The proposed honoree positively reflects or exemplifies the cultural, social,~~  
7 ~~economic, or political history of the city, state, nation, or world; and~~

8 ~~(2) —— The proposed street location bears a clear association with a site, building, structure,~~  
9 ~~or event directly related to the proposed honoree.~~

10 ~~—— (b) —— Upon finding that the above criteria are satisfied, the Legislative Policy Division~~  
11 ~~shall issue to the City Council a recommendation in favor of the proposed secondary street naming,~~  
12 ~~and a resolution for City Council which includes:~~

13 ~~(1) —— A description of the historical significance of the honoree being proposed for a~~  
14 ~~secondary street name;~~

15 ~~(2) —— The appropriateness of the location where the secondary street name sign is~~  
16 ~~proposed to be located; and~~

17 ~~(3) —— The requirement that the cost of designing, producing, and erecting the signs(s)~~  
18 ~~shall be paid, in advance, to the street fund by the City Council Member requesting~~  
19 ~~the secondary street name sign.~~

20 ~~—— (c) —— If the Legislative Policy Division determines that the criteria are not satisfied, its~~  
21 ~~report to City Council shall so indicate. REPEALED.~~

1 **Sec. 50-7-44. Public hearing**

2 ~~Upon receipt of the report from the Legislative Policy Division, the City Council shall~~  
3 ~~adopt a resolution fixing the time and place of a public hearing. Notice of the public hearing shall~~  
4 ~~be given of the owners of real property within three hundred (300) linear feet of the proposed~~  
5 ~~intersection abutting such street to be assigned a secondary name; and shall also be published in a~~  
6 ~~newspaper of general circulation at least five (5) days prior to the date fixed for the hearing.~~  
7 REPEALED.

8 **Sec. 50-7-45. Resolution by City Council authorizing secondary street name.**

9 ~~Where a petition for a secondary street name is granted by the City Council, a certified~~  
10 ~~copy of the resolution adopting the request shall be transmitted by the City Clerk to the fire~~  
11 ~~department, police department, department of public works, and the United States Postal Service.~~  
12 REPEALED.

13 **Sec. 50-7-46. Duties of the Department of Public Works regarding assignment of secondary**  
14 **name to street through City Council initiative.**

15 ~~(a) After adoption of the required resolution by the City Council, the department of~~  
16 ~~public works shall collect payment from the City Council Member requesting the secondary name.~~

17 ~~(1) Payment of two hundred dollars (\$200) shall be made by the Council Member's~~  
18 ~~office prior to the installation of the secondary street sign for the cost of designing,~~  
19 ~~producing, and installing the sign(s); and~~

20 ~~(2) Payment shall be deposited into the street fund.~~

21 ~~(b) The Department of Public Works shall erect the secondary street sign(s) within~~  
22 ~~forty five (45) days after the adoption of the required resolution by the city council. REPEALED.~~

23 **Secs. 50-7-47 — 50-7-50. Reserved. REPEALED.**



1 **Secs. 50-7-21 – 50-7-50 Reserved.**

2 **Section 2.** All ordinances, or parts of ordinances, that conflict with this ordinance are  
3 repealed.

4 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,  
5 health, safety, and welfare of the People of the City of Detroit.

6 **Section 4.** Where this ordinance is passed by a two-thirds (2/3) majority of City Council  
7 Members serving, it shall be given immediate effect and shall become effective upon publication  
8 in accordance with Section 4-118(1) of the 2012 Detroit City Charter. Where this ordinance is  
9 passed by less than two-thirds (2/3) majority of City Council Members serving, it shall become  
10 effective thirty (30) days after publication in accordance with Section 4-118(2) of the 2012  
11 Detroit City Charter.

**Approved as to form:**

  
\_\_\_\_\_  
Lawrence T. García  
Corporation Counsel

  
C.N. Raini  
Deputy Corporation Counsel

Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary

# City of Detroit

25

CITY PLANNING COMMISSION  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

Brenda Goss Andrews  
Lisa Whitmore Davis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

May 10, 2019

## HONORABLE CITY COUNCIL

**RE:** Request of Mr. JaJuan Thomas to amend Article XVII, District Map No. 77 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a B4 (General Business District) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on one (1) parcel commonly identified as 11620 Westwood Avenue, generally bounded by Wadsworth Avenue to the north, Chesapeake and Ohio Railway to the east, Plymouth Rd. to the south and Westwood Avenue to the west.  
**(RECOMMEND APPROVAL)**

## NATURE OF REQUEST AND PROJECT PROPOSAL

The City Planning Commission (CPC) has completed its review and deliberations on the request of Mr. JaJuan Thomas to show a B4 (General Business District) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on one (1) parcel commonly identified as 11620 Westwood Avenue, generally bounded by Wadsworth Avenue to the north, Chesapeake and Ohio Railway to the east, Plymouth Rd. to the south and Westwood Avenue to the west.

The proposed map amendment is being requested to allow for the establishment of a "Store of a generally recognized retail nature whose primary business is the sale of new merchandise" at 11620, 11610 and 11600 Westwood Avenue. The proposed retail use would be permitted on a by-right basis in the proposed B4 zoning classification per Sec. 61-9-76(38) as a by-right retail use.

## BACKGROUND

The City Planning Commission (CPC) has received a request from Mr. JaJuan Thomas requesting the City of Detroit to amend Article XVII, District Map No. 77 of Chapter 61 of the 1984 Detroit City Code, 'Zoning,' to show a B4 (General Business District) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on one (1) parcel commonly identified as 11620 Westwood Avenue, generally bounded by Wadsworth Avenue to the north, Chesapeake and Ohio Railway to the east, Plymouth Road to the south and Westwood Avenue to the west.

The subject property is located in Council District 7 and measures less than half an acre in area. The parcel commonly identified as 11620 Westwood Avenue is currently under a lease to own

agreement between Mr. Thomas and the Harvey Goldberg Trust, which gives the applicant legal standing to pursue the requested rezoning.

The subject property is located in Census Tract 5468. Based on the most recent census data, the total population for the area is 3,171. There are approximately 1,173 occupied residential units and 480 vacant residential structures which results in a vacancy rate of 29%.

### ***Proposed Development***

The proposed map amendment is being requested to allow for the establishment of a “Store of a generally recognized retail nature whose primary business is the sale of new merchandise” at 11620, 11610 and 11600 Westwood Avenue. The proposed retail use would be permitted on a by-right basis in the proposed B4 zoning classification per Sec. 61-9-76(38) as a by-right retail use.

### **SURROUNDING LAND USE AND ZONING**

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

North: R1; Single-family Residential along Westwood Avenue.

East: M4; Vacant Industrial Site.

South: B4; Vacant Land.

West: R1 & B4; Single-family Residential / Vinny’s Beer and Wine.

### **CITY PLANNING COMMISSION PUBLIC HEARING & OTHER COMMUNITY MEETINGS**

Prior to the submittal of the petitioner’s application CPC staff, along with the petitioner’s representative, Mr. Mike Semma reached out to several adjacent property owners and residents in an effort to inform them of the pending rezoning request. Residents of the subject block of Westwood Avenue conducted a community meeting, at which the rezoning request was discussed. As a result of the meeting approximately seven residents have voiced their support for the proposed rezoning, citing that they are excited about additional retail offerings along Plymouth Road, and that they would rather see general retail on the three subject parcels slated for development, rather than the illegal dumping which currently occurs.

### **PUBLIC HEARING RESULTS**

On January 31, 2019, the City Planning Commission held a public hearing on this request. There were no members of the public in attendance to address the rezoning request.

The Commission requested that staff reach out to the established neighborhood association to inform them of the requested rezoning and pending development and to solicit feedback. With the assistance of Commissioner Webb, contact was made with the Weathersby neighborhood association in this regard.

### **MASTER PLAN CONFORMANCE**

The subject site is located within the Cody area of Neighborhood Cluster 7 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “Light Industrial” for the subject property. The Planning and Development Department (P&DD) has submitted a report dated January 28, 2019 which states in part:

*“While the project use is not industrial in nature, it does sit within a region bound by similar uses also operating under B4 zoning classifications. The proposed district rezoning conforms to the City’s Master Plan of Policies.”*

## **ANALYSIS**

The proposed zoning classification of B4 would permit the requested uses of general retail or standard or carry-out restaurants on a by-right basis. The proposed B4 zoning classification would permit 74 by-right public, civic, institutional, retail, service, commercial, manufacturing, industrial and other uses, compared to the 5 permitted by right uses in the existing R1 zoning classification. The most intensive uses in the B4 zoning classification includes “Motor vehicle services” inclusive of repair and steam cleaning. However, staff will note that many automotive related uses would not be able to achieve licensure, given the Mayor’s moratorium which is scheduled to go into effect on April 1, 2019.

The following analysis details how the proposed rezoning either meets or fails to meet the eight approval criteria of Section 61-3-80 of the Zoning Ordinance, which must be considered in making recommendations and decisions on standard rezoning requests.

*(1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;*

The petitioner is currently under a land contact which includes two parcels presently zoned B4. The intent of the rezoning is to increase the depth of the commercial frontage and to allow for the aforementioned commercial uses. There are similarly situated commercial offerings along Plymouth Road.

*(2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;*

While the subject rezoning is not a one-for-one match to the Master Plan of Policies land use designation, the Planning and Development Department finds the request generally consistent with the Master Plan as detailed later in this report.

*(3) Whether the proposed amendment will protect the health, safety, and general welfare of the public;*

The intensification of zoning adjacent to residential property is always of concern, particularly when that new zoning classification allows more abrasive uses. The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional. Given the spacing and screening requirements which are specified for many of the uses permitted in the B4 zoning classification, staff is of the opinion that this proposed amendment may protect the health, safety, and general welfare of the public. Staff also cites the community’s desire to see development, which would eliminate the current illegal dumping which occurs on the site at present.

*(4) Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;*

The physical characteristics of the subject property will change significantly as a result of the proposed rezoning. Site plans have been presented which show the landscaping and layout of the proposed development. Given that the subject property is within a traditional street grid, disruption to city services is not anticipated.

*(5) Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding storm water management;*

There are no concerns regarding any of these aspects.

*(6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;*

The vast majority of the uses in the immediate area are either residential or commercial in nature. However, there is a densely populated residential neighborhood to the north of the subject property. Given the spacing, setback, landscaping and screening requirements for the proposed use, staff is of the opinion that no significant adverse impacts will occur as a direct result of the proposed rezoning. Typically, there is at least an alley separating the commercial frontage from a residential structure and one point of concern is the introduction of a restaurant-type business in such close proximity to residences.

*(7) The suitability of the subject property for the existing zoning classification and proposed zoning classification; and*

As noted previously, the existing R1 zoning classification is not conducive for the proposed uses which are commercial in nature. Before making the recommendation to pursue a B4 zoning classification, CPC staff evaluated all zoning classifications and determined that the B4 zoning classification would allow for the proposed use and maintain the character of the neighborhood along the Plymouth Road frontage.

*(8) Whether the proposed rezoning will create an illegal "spot zone."*

Given the commercial nature of the corridor in which this rezoning has been requested along with the proposed rezoning's consistency with the Master Plan of Policies, CPC is of the opinion that the proposed rezoning would not constitute an illegal "spot zone."

### ***Suitability of the Property***

One of the aforementioned criteria for rezoning states, "The suitability of the subject property for the existing zoning classification and proposed zoning classification." Zoning Map No. 77 generally shows a mix of R1 and B4 zoning to the north, south, east and west of the subject property. This section of the Cody subsector is primarily developed with residential and commercial uses. The existing residential properties along Westwood Avenue were primarily built in 1942. As previously stated the B4 zoning classification allows for a variety of commercial offerings and supportive services for traditional residential neighborhoods.

In general, the CPC looks favorably on the rezoning of the subject parcel to accommodate the expansion of commercial and retail services.

***Land Use***

CPC is of the opinion that a B4 zoning classification is an appropriate designation consistent with the characteristics of the adjacent properties, which will allow for the establishment of commercial and retail related uses.

***Significant Impact on Other Property***

CPC is of the opinion that the rezoning of this property from a commercial stand-point might add to the sustainability of the surrounding community by allowing the establishment of an economically viable, tax revenue generating development.

**RECOMMENDATION**

On February 7, 2019 the City Planning Commission voted to recommend approval of the request of Mr. JaJuan Thomas to amend Article XVII, District Map No. 77 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a B4 (General Business District) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on one (1) parcel commonly identified as 11620 Westwood Avenue, generally bounded by Wadsworth Avenue to the north, Chesapeake and Ohio Railway to the east, Plymouth Avenue to the south and Westwood Avenue to the west.

Respectfully submitted,

ALTON JAMES,  
CHAIRPERSON

Marcell R. Todd, Jr, Director  
George A. Etheridge, Staff

Attachments:  
Zoning Map No. 77  
Ordinance

## SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 77 to show a B4 (General Business District) zoning classification where an R1 (Single-family Residential District) zoning classification is currently shown on one parcel located at 11620 Westwood Avenue, generally bounded by Wadsworth Avenue to the north, Chesapeake and Ohio Railway to the east, Plymouth Road to the south, and Westwood Avenue to the west.

1 **BY COUNCIL MEMBER \_\_\_\_\_:**

2 **AN ORDINANCE** to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’  
3 commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No.  
4 77 to show a B4 (General Business District) zoning classification where an R1 (Single-family  
5 Residential District) zoning classification is currently shown on one parcel located at 11620  
6 Westwood Avenue, generally bounded by Wadsworth Avenue to the north, Chesapeake and  
7 Ohio Railway to the east, Plymouth Road to the south, and Westwood Avenue to the west.

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

10 **Section 1.** Article XVII, Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ commonly  
11 known as the Detroit Zoning Ordinance, is amended as follows:

12 District Map No. 77 is amended to show a B4 (General Business District) zoning  
13 classification where an R1 (Single-family Residential District) zoning classification is currently  
14 shown on one parcel, generally bounded by Wadsworth Avenue to the north, Chesapeake and  
15 Ohio Railway to the east, Plymouth Road to the south, and Westwood Avenue to the west,  
16 identified more specifically as:

17 Land situated in the City of Detroit, County of Wayne, State of Michigan, as  
18 follows: E WESTWOOD 467 FOGLES PLYMOUTH EVERGREEN PARK  
19 SUB NO 1 L67 P92 PLATS, W C R 22/702 42 X 134.

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

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



1           **Section 4.** This ordinance shall become effective on the eighth day after publication in  
2 accordance with MCL 125.3401(6) and Section 4-118, paragraph 3, of the 2012 Detroit City  
3 Charter.

Approved as to Form:



Lawrence Garcia  
Corporation Counsel



CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPARTMENT



COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 908  
DETROIT, MICHIGAN 48226  
(313) 224-6380 • TTY:711  
(313) 224-1629  
WWW.DETROITMI.GOV

May 9, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**Re: Request to Transfer Commercial Rehabilitation Certificate C2015-036 on behalf of KNR Detroit Property, LLC in the area of 2831 East Grand Boulevard, Detroit, Michigan, in accordance with Public Act 210 of 2005 (Related to Petition #822).**

Honorable City Council:

The Housing and Revitalization Department and Finance Departments have reviewed the application of **KNR Detroit Property, LLC** and find that it satisfies the criteria set forth by P.A. 210 of 2005 ("the Act") and would be consistent with development and economic goals of the Master Plan.

The Act states that the legislative body of the qualified local governmental unit, may transfer and assign the holder of the certificate after the new owner submits an application. We request that City Council approve the transfer application for KNR Detroit Property, LLC. Attached for your consideration, please find a resolution approving said transfer.

Respectfully submitted,

Donald Rencher  
Director

DR/vf

cc: S. Washington, Mayor's Office  
M. Cox, P&DD  
D. Rencher, HRD  
V. Farley, HRD

CITY CLERK 2019 MAY 10 AM 10:00



**BY COUNCIL MEMBER** \_\_\_\_\_

**WHEREAS**, pursuant to Public Act No. 210 of 2005, M.C.L. 207.841 et seq. (“the Act”) this City Council may adopt resolution approving the transfer application of a Commercial Rehabilitation Exemption Certificate after the submission of a transfer application by the new owner; and

**WHEREAS, Chaps Photography, LLC** was the original owner of the property located at **2831 E. Grand Blvd.**, Detroit, MI; and

**WHEREAS**, this City Council approved the application of **Chap’s Photography, LLC** for a Commercial Exemption Certificate (**Certificate no. C2015-036**); and

**WHEREAS**, the new owner of the rehabilitated facility is **KNR Detroit Photography, LLC**.

**NOW THEREFORE BE IT**

**RESOLVED**, That it is hereby found and determined that the Applicant has complied with the requirements of the Act; and be it further

**RESOLVED**, That the application of **KNR Detroit Property, LLC** for the transfer of a **Commercial Rehabilitation Exemption Certificate (Certificate no. C2015-036)**, is hereby approved **with the certificate expiring December 30, 2027**, in accordance with the provisions of the Act; and be it finally

**RESOLVED**, That the City Clerk shall forward said application to the Michigan State Tax Commission as provided by the Act.

**ASSIGNMENT AGREEMENT AND CONSENT OF THE CITY OF DETROIT**

**THIS ASSIGNMENT AGREEMENT AND CONSENT OF THE CITY OF DETROIT** (this "Assignment") is entered into by and between Chaps Photography, LLC, a Michigan Limited Liability Corporation ("Assignor"), with an office at 1514 Washington Blvd. Suite 201, Detroit, MI 48226, and KNR Detroit Property, LLC, a Michigan Limited Liability Company ("Assignee") with an office at 2831 E. Grand Blvd. MI 48211, and is consented to by the City of Detroit ("City"), a Michigan municipal corporation acting by and through its Planning & Development Department, with an office at 2 Woodward Avenue, Suite 808, Detroit, MI 48226, and is made this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**WITNESSETH:**

**WHEREAS**, the City and Assignor entered into that certain Commercial Rehabilitation Exemption Certificate Agreement (the "Abatement Agreement") dated October 28, 2015, pursuant to which Abatement Agreement the City approved a Commercial Rehabilitation Exemption Certificate ("CREC") for Assignor with respect to the Property (as defined in the Abatement Agreement). A copy of the Abatement Agreement is attached hereto as Exhibit A and made a part hereof; and

**WHEREAS**, Assignor has transferred its interest in the Property to Assignee; and

**WHEREAS**, Assignee desires to have the City approve the transfer of the CREC from Assignor to Assignee; and

**WHEREAS**, pursuant to the Abatement Agreement, the CREC may only be transferred upon approval by the City, in its sole discretion, after application by Assignee; and

**WHEREAS**, Assignee has submitted an Application for Commercial Rehabilitation Exemption Certificate ("New Application") for the Property. A copy of the New Application is attached hereto as Exhibit B and made a part hereof; and

**NOW, THEREFORE**, in consideration of the foregoing, and of the benefits to accrue to the parties from this Assignment, the parties agree as follows:

1. The Assignor hereby assigns all of its rights and obligations under the Abatement Agreement to the Assignee.

2. This Assignment and all actions arising under it shall be governed by the laws of the State of Michigan.

3. All terms, conditions and covenants of the Abatement Agreement shall remain in full force and effect, and the Assignee shall fulfill all such terms, conditions and covenants.

[Remainder of Page Intentionally Left Blank]

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IN WITNESS WHEREOF, the Assignor and the Assignee, by and through their duly authorized officers and representatives, have executed this Assignment.

ASSIGNOR:

BY: *Jordan Wolfe*

NAME: Jordan Wolfe

ITS: Manager

ASSIGNEE:

BY: *Kurt Schneider*

NAME: Kurt Schneider

ITS: Manager

CONSENT TO ASSIGNMENT BY CITY  
OF DETROIT, ACTING BY AND  
THROUGH ITS RECREATION  
DEPARTMENT:

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

Exhibit A

Abatement Agreement

**COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE  
AGREEMENT**

THIS AGREEMENT ("Agreement"), by and between the City of Detroit, a Michigan municipal corporation, acting by and through its Planning and Development Department ("City") with an office at 2 Woodward Avenue, Suite 808, Detroit, MI 48226 and Chaps Photography, LLC ("Applicant") with an office at 1514 Washington Boulevard, Suite 201, Detroit, MI 48226 is made this 28<sup>th</sup> day of October, 2015.

**WITNESSETH:**

WHEREAS, 2005 PA 210, also known as the Commercial Rehabilitation Act ("Act"), (1) provides for the establishment of commercial rehabilitation districts by local governmental units under certain criteria, (2) provides for the exemption from certain taxes for qualified facility owners that qualify, and (3) allows local governmental units to levy and collect a specific tax upon the owners of certain qualified facilities, among other provisions; and

WHEREAS, it is the policy of the City to grant tax exemptions allowable under the Act to encourage rehabilitation of commercial property that will facilitate redevelopment, remove blighted conditions and expand the tax base for the City of Detroit; and

WHEREAS, the Applicant has submitted an Application for Commercial Rehabilitation Exemption Certificate ("Application") for the City's consideration for property located at 2831 East Grand Boulevard ("Property"). A copy the Application is attached here to as Exhibit A and made a part hereof; and

WHEREAS, the City has previously approved a commercial rehabilitation district pursuant to the Act and the Property is located in such district; and

WHEREAS, the Applicant shall complete a Rehabilitation of the Property and the Applicant shall hire or retain a certain amount of full time employees during the term of the CREC; and

WHEREAS, the City has approved the Application by resolution granting the Commercial Rehabilitation Exemption Certificate ("CREC"), pending approval also by the Michigan State Tax Commission. A copy of the City resolution granting the CREC is attached hereto as Exhibit B and made a part hereof; and

NOW, THEREFORE, to encourage approval of a CREC and in recognition of the investments the City will make toward the economic growth of the Applicant, which in turn will benefit the City, the parties hereby agree as follows:

1. General.

- a. The Applicant will complete the Property "Rehabilitation" as defined in the Act and as set forth in the Application by November 1, 2017.

- b. The Applicant will take reasonable action to recruit and hire City of Detroit residents in accordance with specified targets as set forth in a City of Detroit Resident Employment Plan (“Employment Plan”) submitted by the Applicant to the City and approved by the Human Rights Department. The Employment Plan may be updated or modified throughout the term of this Agreement with approval from the Human Rights Department.
- c. This Agreement shall become effective upon approval by the Michigan State Tax Commission of a CREC covering the Property. Unless earlier revoked as provided for in Section 12 of the Act, being MCL 207.852, or this Agreement, the CREC term and the term of this Agreement shall be for a period of ten (10) years from the Michigan State Tax Commission’s approval of the CREC.
- d. The Applicant shall establish, or cause to be established, at least five (5) full time employee(s) at the Property within two years of the effective date of the Agreement.
- e. For purposes of this Agreement, a “full-time employee” shall include a person: 1) who is employed by the Applicant or its affiliates on a salary, wage, commission, or other basis, for a minimum period of forty (40) hours a week and 2) from whose compensation the Applicant or its affiliates, including a staffing agency, are required by law to withhold City of Detroit income taxes. Affiliates may include Applicant’s tenant(s) that lease space at the Property.

2. Applicant Representations

In compliance with the Act and intending to induce the City to grant a CREC to the Applicant, the Applicant represents that:

- a. The Applicant is the owner of the Property at the time of the Application.
- b. The Property is a “Qualified Facility” as defined under the Act.
- c. The Property will not include property to be used as a professional sports stadium.
- d. The Property will not include property to be used, owned or operated by a casino or affiliated company as defined in the Act.
- e. The project would not have been considered without an CREC.
- f. Rehabilitation of the Property has not started earlier than 6 months before the Applicant filed the Application for the CREC.
- g. There are no delinquent taxes owed on the Property.
- h. The Applicant will pay any applicable taxes on the Property as they become due.



- i. The Rehabilitation and operation of the Property is in compliance with the City of Detroit Zoning Ordinance and Master Plan.
  - j. The Applicant will make reasonable efforts to partner or form a joint venture with small business enterprises, minority business enterprises or woman-owned business enterprises that are located in Detroit, or with community-based groups. If the Applicant is unsuccessful in these efforts, upon request, the Applicant will explain in writing to the City the efforts undertaken and the reasons why partnering or forming a joint venture has not been feasible for the project.
  - k. If the Rehabilitation of the Property will result in the provision of multifamily residential use, the Applicant must agree to Fair Housing Practices that meet guidelines set forth by the U.S. Fair Housing Act (42 U.S.C. 3601 through 3619).
3. Reporting by the Applicant to the City.

Within one week after the first year of the Agreement and for each year thereafter, Applicant shall submit to the Planning & Development Department and Human Rights Department of the City of Detroit the following annual reports: 1) a Detroit Resident Hiring Report, 2) a Contract Compliance Report (Form EEO-1) and 3) a current Employer Information Report (Form EEO-2) on forms acceptable to the City.

The Applicant shall provide the Planning & Development Department copies of all construction plans, building permits and certificates of occupancy. These documents, along with periodic site visits to the Property by the City, will serve to establish whether the Applicant is making the Rehabilitation to the Property as required by the Act and this Agreement.

4. Annual Status Report by the Application.

Within one week after the first year of the Agreement and for each year thereafter, Applicant shall submit to the Planning and Development Department a certified status report ("Status Report") signed by an authorized officer of the Applicant. The Status Report shall set forth for the previous year 1) the Rehabilitation work completed at the Property and the Applicant's financial investment in the Property for that year and 2) the average number of full-time employees at the Property for that year. The average number of full-time employees shall be computed as the average of the number of full-time employees at the Property on March 31<sup>st</sup>, June 30<sup>th</sup>, September 30<sup>th</sup>, and December 31<sup>st</sup> of that year.

5. Review and Audit of Applicant Employment Information.

Applicant agrees to provide the City with sufficient information, and the City may review and audit the information provided by Applicant, in order to determine compliance with this Agreement. If Applicant fails to provide employment information satisfying the needs of the City, Applicant will provide the City and the Michigan Unemployment Insurance Agency ("UIA") written authorization, in a form acceptable to the City and the UIA, to use and develop appropriate UIA documents, such as, but not limited to, the UIA Multiple Worksite Report, to verify the number of full-time employees stated in the annual Status Report. In

the event Applicant fails to provide the City with any information required under this Agreement within a reasonable period of time, Applicant agrees to reimburse the City for reasonable costs, including attorney fees, incurred by the City in obtaining and verifying such information.

6. Revocation of CREC and Termination of Agreement.

The City may, in its sole discretion and by resolution of Detroit City Council, revoke the CREC if the City finds that the completion of Rehabilitation of the Property has not occurred within the time authorized by the City in this Agreement or within a duly authorized extension of that time, or that the Applicant has not proceeded in good faith with the operation of the rehabilitated Property in a manner consistent with the purposes of the Act and in the absence of circumstances that are beyond the control of the Applicant.

Good faith efforts include, but are not limited to, the following: 1) Applicant is actively working with an agency or City Department to hire and ascertain methods of recruiting and employing Detroit residents, and 2) Applicant is actively working with the Detroit Economic Growth Corporation and the City's Planning & Development Department to ascertain methods of obtaining available resources to improve Applicant's business in a manner that will allow for compliance with this Agreement.

7. Payment of Exempted Taxes for Shortfall of Employment.

If the average number of full-time employees at the Property for any given year is less than the number of full-time employees set for in Section 1. d. above, the Applicant agrees to pay the City, in addition to the Commercial Rehabilitation Tax due under the CREC on the Property, an amount equal to the difference between the amount of ad valorem tax otherwise due on the Property without the CREC, and the amount of Commercial Rehabilitation Tax due on the Property under the CREC, for that given year, multiplied by a fraction, the numerator of which is the shortfall in the number of full-time employees indicated in the Status Report, and the denominator of which is the total number of full-time employees set forth in Section 1. d. above. Prior to taking any action to require the Applicant to pay any amount to the City in addition to the Commercial Rehabilitation Tax pursuant to this Section, the City must afford the Applicant an opportunity to present at a public hearing reasons for any shortfall by the Applicant in its compliance with this Agreement.

8. Reimbursement of City Costs upon Discontinuance of Operations.

a. To enable the Applicant to make the improvements and Rehabilitation of the Property as set forth in this Agreement, the City may incur costs for site acquisition, infrastructure improvements, or for other related purposes, as may be agreed to in writing between the City and the Applicant. If during the term of the CREC the Applicant shall discontinue operations at the Property, the Applicant agrees to reimburse the City for any such agreed upon costs incurred by the City.

b. The Applicant agrees that if during the term of the CREC it shall decide to discontinue

operations, the Applicant shall send written notification of the actual date of operations at the Property, the Applicant shall send written notification to the Director of the Planning & Development Department within thirty (30) days of the decision. The Applicant further agrees that, within thirty (30) days of the actual discontinuance of operations, the Applicant shall send written notification of the actual date of discontinuance to the Director of the Planning & Development Department.

9. Prevailing Wage Requirements

Pursuant to Section 18-5-65. Conditions for tax abatement. of the Detroit City Code, the Applicant agrees that it is receiving tax abatements under the CREC for the Property and, therefore, the Application shall pay, or cause to be paid, prevailing wages on all construction work performed on the Property.

10. Reservation of Remedies.

The City and the Applicant agree that each of the rights and remedies provided by this Agreement may be exercised separately or cumulatively, and shall not be exclusive of any other rights and remedies provided by law. Invalidation of any of the provisions contained in the Agreement by operation of law, judgment, court order or otherwise shall not invalidate any of the other provisions of the Agreement.

11. Transfer


The CREC may be transferred and assigned by the Applicant to a new owner of the Property if the City, in its sole discretion, approves the transfer of the CREC after application by the new owner. For purposes of this section a transfer of the Property shall include any sale of the Property or any lease of more than fifty percent (50%) of the total usable space of the Property for a period longer than five years.


12. Headings

The headings contained in this Agreement are for descriptive purposes only, and do not alter or govern the substantive content of the provisions of the Agreement.

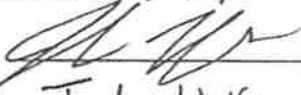
IN WITNESS WHEREOF, the City and the Applicant, by and through their authorized officers and representatives, have executed this Agreement as follows:

WITNESSES:

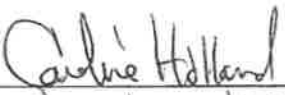
1.   
Print: Kyle Polk


2.   
Print: Allison Snipper

APPLICANT:


Chaps Photography LLC  
BY:   
Print: Jordan Wolke  
ITS: Member

WITNESSES:

1.   
Print: CAROLINE Holland

2.   
Print: PAUL ALEOBUA

CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPT.

BY:   
Print: Paul A. Teun  
ITS: Dnr

THIS AGREEMENT IS NOT EFFECTIVE OR VALID UNTIL A COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE IS APPROVED BY THE MICHIGAN STATE TAX COMMISSION

Exhibit B  
New Application

# City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Caven West  
Deputy City Clerk/Chief of Staff

November 8, 2018

To: Maurice Cox, Director  
Planning and Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 908  
Detroit, MI. 48226

Re: KNR Detroit Property, LLC

Please find attached a transfer application for Commercial Rehabilitation Exemption Certificate for the property located at 2831 E. Grand Blvd. **(RELATED TO PETITION #822)**

Respectfully submitted,



Michael J. O'Connell, Jr. Asst. City Council Clerk  
Office of the City Clerk

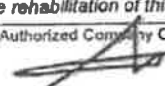
Transfer

STATE USE ONLY		
Application Number	Date Received	LUCI Code

## Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) KNR Detroit Property, LLC			NAICS or SIC Code
Facility's Street Address 2831 E. Grand Blvd		City Detroit	State MI
Name of City, Township or Village (taxing authority) Detroit		County Wayne	ZIP Code 48211
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		School District Where Facility is Located Detroit 82010	
Date of Rehabilitation Commencement (mm/dd/yyyy) 08/10/2018		Planned Date of Rehabilitation Completion (mm/dd/yyyy) 10/01/2018	
Estimated Cost of Rehabilitation \$125,000		Number of Years Exemption Requested (1-10) 8	
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity		<input checked="" type="checkbox"/> Retain Employment	
<input checked="" type="checkbox"/> Create Employment		<input checked="" type="checkbox"/> Revitalize Urban Areas	
<input type="checkbox"/> Prevent Loss of Employment		<input type="checkbox"/> Increase Number of Residents in Facility's Community	
No. of jobs to be created due to facility's rehabilitation 5	No. of jobs to be retained due to facility's rehabilitation 5	No. of construction jobs to be created during rehabilitation 11	
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption	
<input checked="" type="checkbox"/> Description of the qualified facility's proposed use		<input checked="" type="checkbox"/> Legal description	
<input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken		<input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility		<input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) Nicholas Stachurski		Telephone Number (248) 953-1170	
Fax Number		E-mail Address nickstach@gmail.com	
Street Address 2831 E. Grand Blvd		City Detroit	State MI
		ZIP Code 48211	
I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.			
I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.			
Signature of Authorized Company Officer (no authorized agents) 		Title Member	Date 10/31/2018

<b>PART 4: ASSESSOR RECOMMENDATIONS (assessor of LGU must complete Part 4)</b>			
Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).			
	<b>Taxable Value</b>	<b>State Equalized Value (SEV)</b>	
<b>Land</b>			
<b>Building(s)</b>			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.			
<input type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.			
Name of Local Government Body			
Name of Assessor (first and last name)		Telephone Number	
Fax Number		E-mail Address	
<i>I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.</i>			
Assessor's Signature			Date
<b>PART 5: LOCAL GOVERNMENT ACTION (clerk of LGU must complete Part 5)</b>			
Action Taken By LGU (attach a certified copy of the resolution)			
<input type="checkbox"/> Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)			
<input type="checkbox"/> Exemption Denied			
Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code	
<b>PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION (clerk of LGU must complete Part 6)</b>			
Clerk's Name (first and last)		Telephone Number	
Fax Number		E-mail Address	
Mailing Address		City	State      ZIP Code
LGU Contact Person for Additional Information		LGU Contact Person Telephone Number	Fax Number
<i>I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.</i>			
Clerk's Signature			Date

The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to:

State Tax Commission  
 P.O. Box 30471  
 Lansing, MI 48909



[6/1/18]

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave Suite 1340  
Detroit, MI 48226

**RE: Request for the Establishment of a Commercial Rehabilitation Certificate at  
2831 E. Grand Blvd, Detroit, MI 48211**

Honorable City Council:

Please accept this letter as a request to establish a Commercial Rehabilitation Certificate for the property located at **(2831 E Grand Blvd, Detroit, Michigan)** and described on Attachment A.

- A) The property of 2831 E Grand Blvd, Detroit Michigan was first built in 1936. It's original purpose was a metal warehouse until it was later transformed into a photography studio. Before we purchased the building it's most recent uses included renting to a production company, Eightfold, and a real estate company called Castle. The Building is 2 stories tall and it measures 7000 square feet in total.
- B) We have several exciting plans for the future use of this rehabilitated facility. Eightfold is a commercial production company that has been renting the building for the past 2 years. Given that the owners of Eightfold are also the new co-owners of the building we will be looking to expand the company. This expansion will start with the building of offices on the second floor of the building. By moving our offices to the second floor and out of the back where the studio is we will be able to create more opportunities for the studio space. We would like to establish the studio space as a non-profit entity. We will open the space up for local artists to work at a much lower rate than they would be able to find at a normal studio. We will also allow events and public gatherings for nonprofits and small businesses to take place in the space as well. Another feature we will be adding to the building is a coffee shop in the front main floor space. This coffee shop will be focused on servicing those from the existing neighborhoods while also bringing new faces to the area. We believe this coffee shop is very important and needed for the New Center area.

- C) In the second floor of the building we will be constructing two offices, a conference room, and a common area. We will be putting a new floor down and repainting the walls. We will be restoring the ceiling and also reinforcing the supports. Then on the roof of the second floor we plan to build a deck that will operate as additional office space. The rear half of the building there is a 3000 sq foot studio. In this studio we have already built a bathroom, kitchen, and an office. We have also brought in and re-fabricated an old shipping container and converted it into an editing bay. Because the beams that run across the ceiling are deteriorating we will be replacing the beams and reinforcing the roof to make it structurally sound. In the front half of the first floor we will be opening a coffee shop. There are many improvements that we plan to do in order to get the coffee shop ready for the public. We will be building street lights on the exterior of the building, setting up security cameras, creating streetside signage, updating the electrical on the interior, updating the bathroom (sink, toilet, walls), setting up wifi, installing a kitchen sink, refrigeration, installing 2 ovens, updating plumbing for sink near roaster, espresso machine, purchasing furniture, building a coffee bar, installation ventilation for the coffee roaster, building a walk up window for the coffee bar.
- D) We have already begun the process of rehabilitation on several of the previously mentioned projects. We plan to have all of the aforementioned projects completed within the 12 months of the approval of the tax abatement.

#2

The Eightfold Collective is a commercial production company. They have created commercials for some of the largest companies in Detroit and across the us. Their clients include: Ford, GM, Chrysler, Wells Fargo, AAA, ESPN, and ACDelco to name a few. Despite their success, Eightfold is still very much so a small and hungry enterprise. Eightfold has been in business for over 6 years. The first 4 years of the company's life were spent in Lansing, Michigan. In December of 2016, Eightfold made the move from Lansing to Detroit. For the past year and half Eightfold had been renting the rear 3000 square feet of 2831 E grand blvd. In May 2018 the owners of Eightfold, Nicholas Stachurski and Kurt Schneider, formed an LLC with a third party to purchase the building.

The project at hand is the revitalization of 2831 E grand blvd to turn it into a staple for the arts in the New Center district. One facet of the project is the coffee shop that we will be putting into the front of the building. We will be partnering with an existing coffee roaster, Coffeehaus to create a new entity. Our goal will be to seamlessly integrate Eightfold/Coffee Haus into the New Center/North End community by providing coffee and a snack to existing north end community, a basic commodity that residents and

workers need in the area that does not exist. While providing a stepping stone into a larger coffee shop for Coffee Haus.

Another part of the revitalization to the building is the conversion of the rear studio area into a more public event space. Our goal for this space is to eventually get it registered as a non profit, set up for artists and different non profits to use for shows and various events. In order to prepare this space to be a more public area we have a variety of different things that need to be done. We will be knocking out several walls to allow for more space. This will require the pouring of additional concrete and a lot of re-painting. To make the area more secure we will be building a fenced in area around our production/ film equipment. This will be essential for keeping our equipment from getting stolen and keeping guests from getting hurt by using something they should not be using.

The final part of the renovation will be the upstairs portion of the front half of the building. Here we will be building 2 offices, a conference room, and a common area. We will also be putting a hole in the wall and extending the staircase from the rear of the building so that you can access this second floor from the rear of the building instead of having to walk all the way around through the coffee shop to get to the stairs.

#3

All of these projects are entirely hinging on the receipt of this exemption certificate. Without the reduction we simply will not have the funds to take on any of these projects and the growth of the building will be greatly stunted. As a company Eightfold currently has 2 full time employees and around 15 contract employees. With these improvements to the building and the expansion of eightfold we hope double both of those numbers within the next 5 years. Having at least 5 full time employees and 30 or so contract employees that work with us on a regular basis. Additionally with the coffee shop we plan to start off with 2 to 3 employees and as the company grows we look to expand that number up to 5 or 6 employees.

#4

All city taxes on this property are current. We are requesting a 10 year exemption for this project.

#5

The revitalization of this building will have many benefits to the New Center community and the greater Detroit community abroad. The area that this building is currently located in has very few stores. In fact the only store within a square mile is a gas station. Having a coffee shop that is welcoming to the existing community will be very important. It will be a space where people living in this community can connect with those that are visiting from other communities. The ripple effect of the non profit studio will be enormous. Having an affordable creative space where artists can create art, showcase it, and build

their portfolios will help attract more artists to the area. The more artists that are drawn to the Detroit area will result in more entertainment. Having more entertainment will draw more people from the suburbs to come and explore the city and spend their money.

KNR Detroit LLC would like to sincerely thank you for considering our request. We are very excited for the possibilities at hand with this building and the city of Detroit as a whole. We hope that with this tax exemption we will be able to play a small role in the amazing revitalization that is already occurring in Detroit.

Respectfully submitted,

KNR Detroit LLC/ Kurt Schneider

A handwritten signature in black ink that reads "Kurt Schneider". The signature is written in a cursive style with a large initial "K".

**Attachment A: Site Map that includes the parcel(s) of property / Legal Description**  
**Attachment B: Paid Receipt of Current Taxes**

cc: K. Bridges, DEGC  
N. Marsh, DEGC  
D. Bolton, Planning

Property Address: 2831 E GRAND BLVD



**2018 CITY OF DETROIT  
SUMMER TAX BILL**

DEPARTMENT 268-01  
CITY OF DETROIT - PROPERTY TAX  
PO BOX 35000  
DETROIT MICHIGAN 48235-0000



**CHAPS PHOTOGRAPHY LLC**  
11514 WASHINGTON BLVD  
DETROIT, MI 48226



TAXING UNIT	RATE	TAX AMOUNT	IMPORTANT INFORMATION - SEE REVERSE SIDE
STATE EDUCATION	8.00000	717.98	<b>PARCEL #:</b> 23002015.036N  SCHOOL DISTRICT 82010 SEV 136,000 TAXABLE VALUE 119,661 PRE/MBT % 0 PROP CLASS 916-CRA REHAB REAL
SCHOOL OPERATING	18.00000	2,153.89	
INSPECTION FEE		100.00	
<b>Total Summer Rate:</b>		24.00000	<ul style="list-style-type: none"> <li>SUMMER TAXES PAYABLE IN FULL JULY 1, 2018 - AUGUST 15, 2018 WITHOUT INTEREST AND PENALTY</li> <li>SUMMER TAXES MAY ALSO BE PAID IN TWO PAYMENTS WITHOUT INTEREST AND PENALTY: 1ST PAYMENT DUE AUGUST 15, 2018 AND 2ND PAYMENT DUE JANUARY 15, 2019</li> </ul>
<b>Total Taxes:</b>		2,871.85	
<b>Total Special Fees:</b>		100.00	
<b>Admin Fee:</b>		28.71	
<b>TOTAL DUE:</b>		<b>3,000.56</b>	

1st Half Payment Due 8/15/2018 1,500.28  
2nd Half Payment Due 1/15/2019 1,500.28

IMPORTANT INFORMATION - SEE REVERSE SIDE.

RETAIN THIS TOP PORTION FOR YOUR RECORDS.  
YOUR CANCELLED CHECK IS YOUR RECEIPT.

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Visit your app store to download the app



2018 SUMMER PROPERTY TAX - RETURN BOTTOM PORTION WITH YOUR PAYMENT



**2018 CITY OF DETROIT  
SUMMER TAX BILL**

DEPARTMENT 268-01  
CITY OF DETROIT - PROPERTY TAX  
PO BOX 35000  
DETROIT MICHIGAN 48235-0000

**PARCEL #:** 23002015.036N  
**TOTAL DUE:** 3,000.56  
**DUE DATE:** Full Payment - August 31, 2018  
1st Half Payment - August 15, 2018

0000201801002683010000230020151036N04300003000560

107756440801057



Scan here  
to make your payment  
on a DivDat kiosk.

**CHAPS PHOTOGRAPHY LLC**  
11514 WASHINGTON BLVD  
DETROIT MI 48226



Property Address: 2831 E GRAND BLVD

Property Address: 2831 E GRAND BLVD



### 2018 CITY OF DETROIT SUMMER TAX BILL

DEPARTMENT 20000  
CITY OF DETROIT - PROPERTY TAX  
PARCEL # 03001786  
2831 E GRAND BLVD, DETROIT MI 48226



CHAPS PHOTOGRAPHY LLC  
11514 WASHINGTON BLVD  
DETROIT, MI 48226



TAXING UNIT	RATE	TAX AMOUNT	IMPORTANT INFORMATION - SEE REVERSE SIDE
STATE EDUCATION	6.00000	15.20	PARCEL #: 03001786
GENERAL CITY	19.95200	50.55	
DEBT SERVICE	7.00000	17.73	SCHOOL DISTRICT 82010
LIBRARY	4.63070	11.73	SEV 23,900
SCHOOL DEBT	13.00000	32.94	TAXABLE VALUE 2,534
SCHOOL OPERATING	18.00000	45.61	PRE/MBT % 0
W COUNTY TAX	5.64830	14.31	PROP CLASS 201-COMMERCIAL
WC RESA ENH	2.00000	5.06	

Total Summer Rate:	76.23100	
Total Taxes:		193.13
Total Special Fees:		.00
Admin Fee:		1.93
<b>TOTAL DUE:</b>		<b>195.06</b>

1st Half Payment Due 8/15/2018 97.53  
2nd Half Payment Due 1/15/2019 97.53

UNPAID TAXES ARE DUE IN FULL BY...  
WITHOUT INTEREST AND PENALTY...  
QUARTERLY TAXES MAY BE PAID IN ADVANCE WITHOUT INTEREST AND PENALTY...  
AND PAYMENT DUE JANUARY 15, 2019

IMPORTANT INFORMATION - SEE REVERSE SIDE.

RETAIN THIS TOP PORTION FOR YOUR RECORDS.  
YOUR CANCELLED CHECK IS YOUR RECEIPT.

Pay by the City of Detroit  
Your credit card payment is subject to our fees



2018 SUMMER PROPERTY TAX - RETURN BOTTOM PORTION WITH YOUR PAYMENT



### 2018 CITY OF DETROIT SUMMER TAX BILL

DEPARTMENT 20000  
CITY OF DETROIT - PROPERTY TAX  
PARCEL # 03001786  
2831 E GRAND BLVD, DETROIT MI 48226

PARCEL #: 03001786  
TOTAL DUE: 195.06  
DUE DATE: Full Payment - August 31, 2018  
1st Half Payment - August 15, 2018

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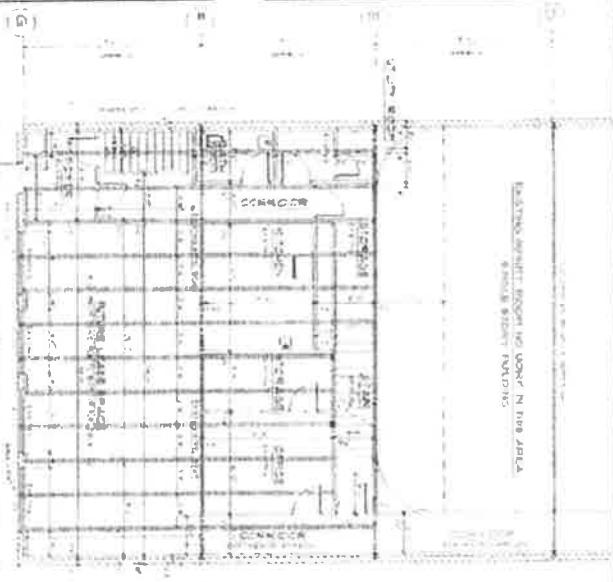


Scan here  
to make your payment  
on a DivDet kiosk.

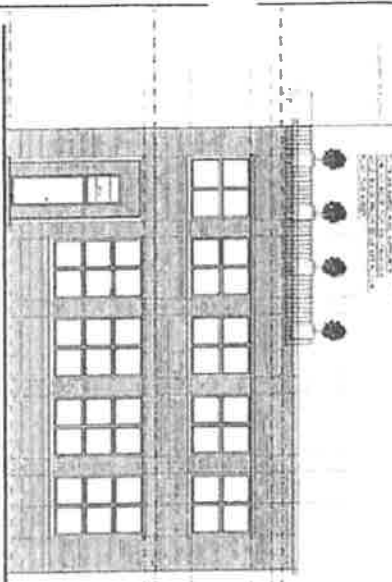
CHAPS PHOTOGRAPHY LLC  
11514 WASHINGTON BLVD  
DETROIT MI 48226



Property Address: 2831 E GRAND BLVD

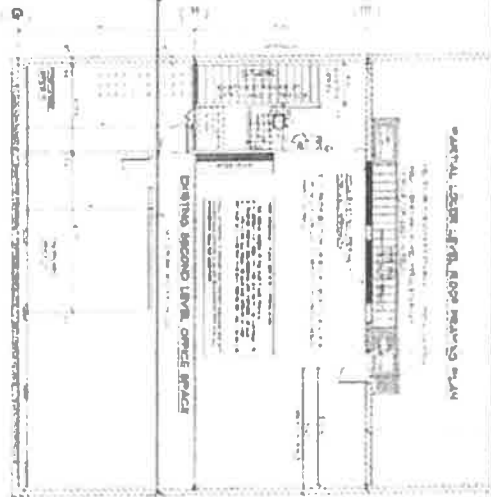


EXISTING MAIN FLOOR PLAN AND 2ND LEVEL FLOOR PLAN  
 SCALE = 3/16" = 1'-0"  
 ALL DIMENSIONS ARE APPROX. VERIFY IN FIELD

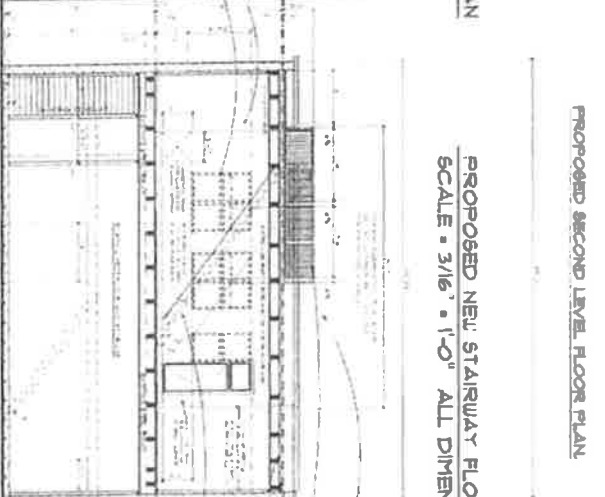


EXISTING ROAD SIDE ELEVATION BACK ELEVATION (SINGLE STORY)  
 SCALE = 3/16" = 1'-0" ALL DIMENSIONS ARE APPROX. VERIFY IN FIELD.

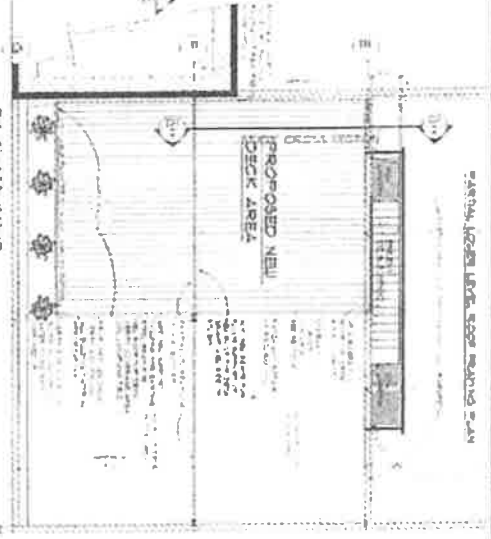
**PRELIMINARY FOR DISCUSSION ONLY**



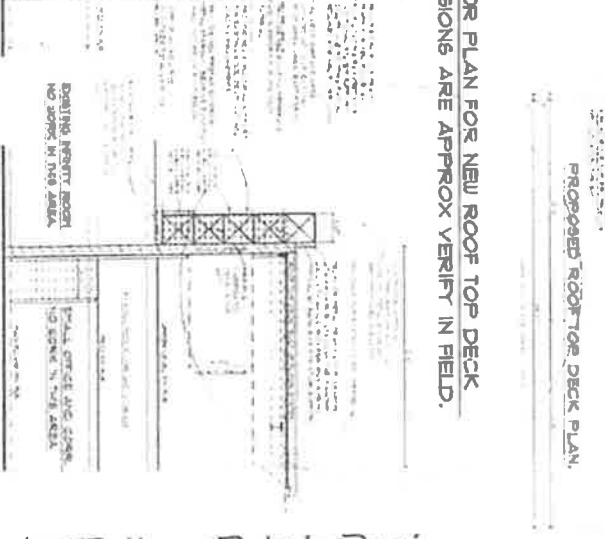
PROPOSED SECOND LEVEL FLOOR PLAN



PROPOSED NEW STAIRWAY FLOOR PLAN FOR NEW ROOF TOP DECK  
 SCALE = 3/16" = 1'-0" ALL DIMENSIONS ARE APPROX. VERIFY IN FIELD.



PROPOSED ROOF TOP DECK PLAN



PROPOSED CROSS SECTIONS AT NEW STAIRWAY  
 SCALE = 3/16" = 1'-0"  
 ALL DIMENSIONS ARE APPROX. VERIFY IN FIELD.

PROPOSED CROSS SECTIONS AT NEW STAIRWAY  
 SCALE = 3/16" = 1'-0"  
 ALL DIMENSIONS ARE APPROX. VERIFY IN FIELD.

*R & H Building on Budget by Design*

JRN DESIGN ASSOCIATES, LLC  
 COPYRIGHT © 2018 LBMH  
 1-231-215-802

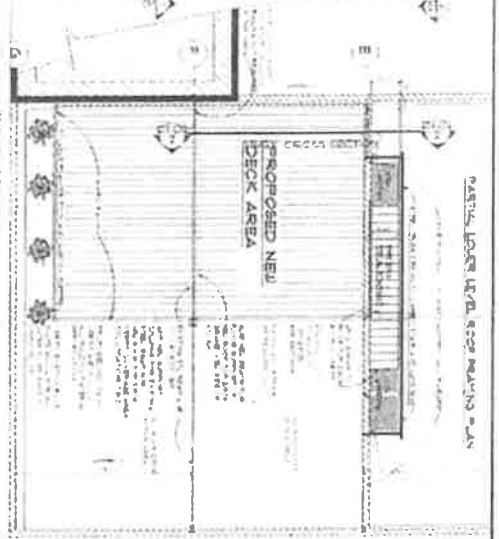
PROPOSED NEW STAIR  
 CROSS SECTION  
 SCALE 3/16" = 1'-0"

NOT FOR CONSTRUCTION

NICK AND KURT  
 2831 E. GRAND BLVD  
 DETROIT MICHIGAN

D1  
 1 OF 2

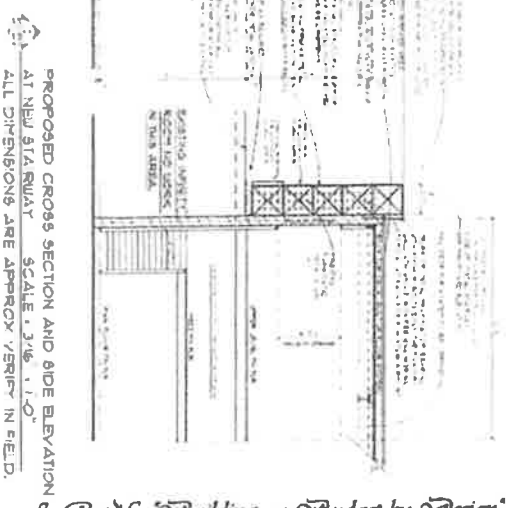
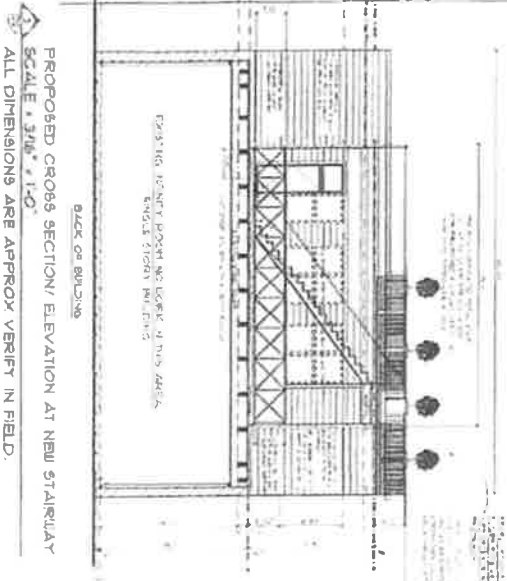
PRELIMINARY FOR DISCUSSION ONLY



REVISED ROOF FRAMING PLAN FOR ROOF TOP DECK  
SCALE = 3/16" = 1'-0" EXCEPT AS SHOWN  
ALL DIMENSIONS ARE APPROX. VERIFY IN FIELD

PROPOSED NEW STAIRWELL FLOOR PLAN FOR NEW ROOF TOP DECK  
SCALE = 3/16" = 1'-0" ALL DIMENSIONS ARE APPROX. VERIFY IN FIELD.

PROPOSED ROOF TOP DECK PLAN



PROPOSED CROSS SECTION/ ELEVATION AT NEW STAIRWAY  
SCALE = 3/16" = 1'-0"  
ALL DIMENSIONS ARE APPROX. VERIFY IN FIELD.

EXISTING BACK ELEVATION  
SCALE = 3/16" = 1'-0"  
ALL DIMENSIONS ARE APPROX. VERIFY IN FIELD.

PROPOSED CROSS SECTION AND SIDE ELEVATION  
AT NEW STAIRWAY  
SCALE = 3/16" = 1'-0"  
ALL DIMENSIONS ARE APPROX. VERIFY IN FIELD.

PRELIMINARY FOR DISCUSSION ONLY

J. R. H. Building on Budget by Design

JAN DESIGN ASSOCIATES, LLC  
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NOT FOR CONSTRUCTION

PROPOSED FLOOR PLAN  
CROSS SECTIONS  
SCALE 3/16" = 1'-0"  
NOT FOR CONSTRUCTION

NICK AND KURT  
2831 E. GRAND BLVD  
DETROIT MICHIGAN

D2  
1 OF 2





## Commercial Rehabilitation Exemption Certificate

Certificate No. **C2015-036**

Pursuant to the provisions of Public Act 210 of 2005, as amended, the State Tax Commission hereby issues a Commercial Rehabilitation Exemption Certificate for the commercial property, as described in the approved application, owned by **Chaps Photography, LLC**, and located at **2831 E Grand Boulevard, City of Detroit**, County of Wayne, Michigan.

This certificate provides the authority for the assessor to exempt the commercial property for which this Commercial Rehabilitation Exemption Certificate is in effect, but not the land on which the rehabilitated facility is located or the personal property, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Commercial Rehabilitation tax.

This certificate, unless revoked as provided by Public Act 210 of 2005, as amended, shall remain in force for a period of **10** year(s);

**Beginning December 31, 2015, and ending December 30, 2027.**

The real property investment amount for this obsolete facility is **\$75,000**.

The frozen taxable value of the real property related to this certificate is **\$21,440**.

This Commercial Rehabilitation Exemption Certificate is issued on **December 16, 2015**.



A handwritten signature in black ink, appearing to read "D. B. Roberts".

Douglas B. Roberts, Chairperson  
State Tax Commission

**A TRUE COPY  
ATTEST:**

A handwritten signature in black ink, appearing to read "Heather Cole".

Heather Cole  
Michigan Department of Treasury



STATE OF MICHIGAN  
DEPARTMENT OF TREASURY  
LANSING

RICK SNYDER  
GOVERNOR

NICK A. KHOURI  
STATE TREASURER

December 18, 2015

Jordan Wolfe  
Chaps Photography, LLC  
1514 Washington Boulevard, Suite 201  
Detroit, MI 48226

Dear Sir or Madam:

The State Tax Commission at their December 16, 2015 meeting considered and approved your application for a commercial rehabilitation project, in accordance with Public Act 210 of 2005, as amended. Enclosed is certificate number C2015-036, issued to Chaps Photography, LLC for the project located at 2831 E Grand Boulevard, City of Detroit, Wayne County.

If you have any questions regarding this exemption please contact the Property Services Division at (517) 373-0675.

Sincerely,

A handwritten signature in cursive script that reads "Heather S. Frick".

Heather S. Frick, Executive Director  
State Tax Commission

Enclosure  
By Certified Mail  
cc: Gary L. Evanko, Assessor, City of Detroit  
Clerk, City of Detroit



CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 824  
DETROIT, MICHIGAN 48226  
(313) 224-3011 • TTY:711  
(313) 224-9400  
WWW.DETROITMI.GOV

November 30, 2018

Maurice Cox, Director  
City of Detroit  
Planning & Development Department  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

RE: Commercial Rehabilitation Certificate C2015-036 Transfer Request  
**2831 E. Grand Boulevard**  
Parcel Numbers: 03001786., 23002015.036F, 23002015.036N

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the request to transfer Commercial Rehabilitation Certificate C2015-036 expiring on 12/30/2027 from **Chap's Photography LLC** to **KNR Detroit Property LLC** for the property located at **2831 E. Grand Boulevard**.

A certificate may be transferred and assigned by the holder of the certificate to a new owner of the rehabilitated facility if the qualified local governmental unit approves the transfer after application by the new owner.

A review of the request for the transfer of the Commercial Rehabilitation Certificate to **KNR Detroit Property LLC** indicates that the project located at **2831 E. Grand Boulevard** is eligible as it pertains to the Commercial Rehabilitation Act, PA 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp



TO: Veronica Farley, Housing and Revitalization Department  
FROM: Esther Yang, Planning & Development Department  
RE: **Master Plan Interpretation for establishment of Commercial Rehabilitation District  
Exemption Transfer for 2831 E. Grand Boulevard**  
DATE: December 21, 2018  
CC: Maurice Cox, Director

In order to ensure that **establishment of a Commercial Rehabilitation District** is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 210 of 2005 (section 207.843), the Planning and Development Department's Planning Division submits the following interpretation.

**Petitioner:** KNR Detroit Property, LLC

**Project Location:** 2831 E. Grand Boulevard

**Project Proposal:** The project seeks to redevelop and expand an existing 2-story, 7000 square foot property to accommodate a new coffee shop on the first floor and an affordable office space on the second floor for local artists and as event space.

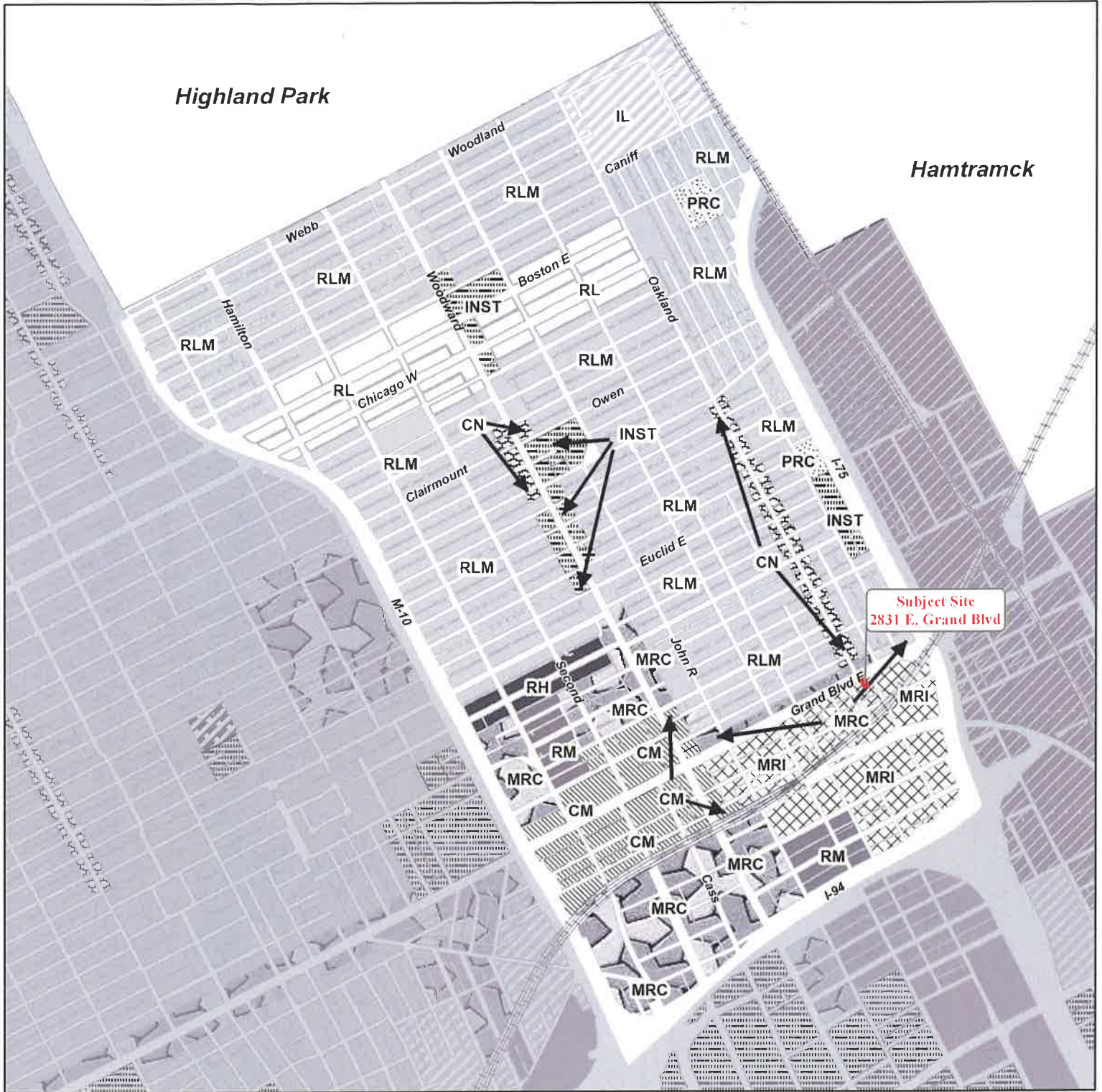
**Master Plan Interpretation**

The Master Plan Future General Land Use Designation for the site is Mixed Residential Industrial (MRI) Mixed Residential - Industrial areas offer live-work opportunities for artists and trades people to create a lively mixture of residential, commercial, light industrial and/or entertainment opportunities. This designation is especially appropriate for historically industrial areas that may be suited to loft conversion.

The proposed development conforms to the Future General Land Use Designation of the area.

**Attachments**

**Future General Land Use Map(s):** Neighborhood Cluster 4; Middle Woodward, Map 4-7B



Map 4-7B  
City of Detroit  
Master Plan of  
Policies

## Nighborhood Cluster 4 Middle Woodward



### Future Land Use

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

