



DEPARTMENT OF
Buildings, Safety Engineering &
Environmental

Coleman A. Young Municipal Center Phone 313-224-2733 TTY:711
2 Woodward Avenue, Fourth Floor Fax 313-224-1467
Detroit, Michigan, 48226 www.detroitmi.gov

Corrected Copy

BSEED Case No.: SLU2020-00086
Property Address: 20110 Woodward Ave.
Decision Date: September 4, 2020
Effective Date: September 18, 2020

Applicant

Hillwood Enterprises, LP
Greg Scovitch
9550 W. Higgins Rd.
Rosemont, IL 60018

Request: Construct a 4-story, 832,173 square foot Warehouse distribution Center on a 78 acre portion of a 141 acre site.

Location: 20110 Woodward Avenue between W. State Fair Ave and E. Eight Mile Rd in a B4 (General Business) Zoning District and legally described as: Part of the Northwest and Northeast Quarters of Section 2, Township 1 South, Range 11 East, City of Detroit, Wayne County, Michigan, being described as: Commencing at the Northwest corner of said Section 2; thence South 01 degree 45 minutes 13 seconds East, 33.00 feet along the West line of said Northwest Quarter to the South right of way line of Eight Mile Road being the North line of GERMAN'S MONTROSE-PARK SUBDIVISION as shown in Liber 29 of Plats, page 83 of the Wayne County Records; thence North 88 degrees 00 minute 34 seconds East (Basis of Bearings), 1323.68 feet along said South right of way line of Eight Mile Road and the North line of said GERMAN'S MONTROSE-PARK SUBDIVISION to the Northeast corner of said subdivision and the POINT OF BEGINNING; thence North 88 degrees 00 minute 34 seconds East, 1249.15 feet continuing on said South right of way line of Eight Mile Road, to the Southwesterly right of way line of the Grand Trunk Western Railroad; thence along said right of way the following five courses; 1) South 31 degrees 13 minutes 25 seconds East, 169.96 feet; 2) South 44 degrees 18 minutes 21 seconds East, 110.43 feet; 3) South 31 degrees 13 minutes 25 seconds East, 2503.17 feet; 4) South 01 degree 15 minutes 10 seconds East, 40.04 feet; 5) South 31 degrees 13 minutes 25 seconds East, 188.24 feet to North line of State Fair Avenue (66 feet wide); thence South 89 degrees 09 minutes 12 seconds West, along said North line, 1405.91 feet; thence South 88 degrees 35 minutes 20 seconds West, 1325.45 feet continuing along said North line to the East line of a 5 acre parcel described in a Resolution passed on July 24, 2018 and Certified by the City



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Clerk's Office on August 2, 2018 said line being the Northerly extension of the Westerly right of way line of Ralston Avenue (66 feet wide); thence along the lines of said 5 acre parcel the following three courses: 1) North 01 degree 45 minutes 46 seconds West, 277.92 feet; 2) South 88 degrees 35 minutes 19 seconds West, 588.68 feet; 3) North 01 degree 24 minutes 41 seconds West, 86.11 feet to the South line of DNR Pocket Park as described in Liber 36120, page 404 of said Wayne County Records; thence along the lines of said DNR Pocket Park the following five courses: 1) North 88 degrees 07 minutes 15 seconds East, 53.51 feet; 2) North 00 degree 27 minutes 58 seconds West, 252.35 feet; 3) South 88 degrees 43 minutes 47 seconds West, 169.82 feet; 4) North 01 degree 16 minutes 13 seconds West, 13.00 feet; 5) South 88 degrees 23 minutes 36 seconds West, 251.60 feet to the Easterly right of way line of Woodward Avenue (204 feet wide); thence North 26 degrees 36 minutes 19 seconds West, 290.70 feet along said Easterly right of way line to the South line of an 11 acre parcel as described in said Resolution dated August 2, 2018; thence along the lines of said 11 acre parcel the following six courses: 1) North 88 degrees 20 minutes 45 seconds East, 531.35 feet; 2) North 01 degree 37 minutes 28 seconds West, 312.98 feet; 3) North 88 degrees 39 minutes 42 seconds East, 30.51 feet; 4) North 01 degree 37 minutes 28 seconds West 30.01 feet; 5) North 36 degrees 16 minutes 25 seconds East, 28.78 feet; 6) North 01 degree 37 minutes 28 seconds West. 306.83 feet to the South line of STATE FAIR SUBDIVISION NO. 2, as shown in Liber 28 of Plats, page 20 of said Wayne County Records; thence North 88 degrees 22 minutes 33 seconds East, 490.27 feet along said South line to the East line of said STATE FAIR SUBDIVISION NO. 2; thence North 01 degree 41 minutes 19 seconds West, 1008.14 along the East lines of said STATE FAIR SUBDIVISION NO. 2, and said GERMAN'S MONTROSE-PARK SUBDIVISION to the point of beginning. (PIN: 01009855-73)

The current legal use of this property is 'Vacant Land' per several wrecking permits. The proposed use of Wholesaling, warehousing, storage buildings, or public storage houses facilities, except such use is not permitted on any zoning lot abutting a Gateway Radial Thoroughfare. This is not located within a Gateway Radial Thoroughfare. However, this use is permitted conditionally per Sections 50-9-113(13) of the City of Detroit Zoning Ordinance.

The parking requirement for the warehouse is 1 per 2,400 square feet or 1 per 3 employees, whichever is less. 284 parking spaces are required, 1,900 parking spaces are proposed. Per section 50-14-115, six (6) loading spaces are required, 64 loading spaces are proposed. The applicant will provide 207 trailer parking spaces, which met the standards of the Detroit Zoning Ordinance. The applicant provided a traffic study, data was collect by Traffic Data Collection, at the proposed site.

The applicant has proposed to construct a 4 story, 3,801,594 gross square foot building. The building will be used to distribute internet orders. The warehouse will operate 24



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hours a day, seven days a week, and will close 2 days out the year. Employees will work in different shifts. With truck traffic only utilizing W. Eight Mile Road and Woodward Ave.

The applicant is currently in the process of changing the Master Plan designation from Regional Park (PR) to Light Industrial (IL). This request will need the approval from the Detroit City Council to move forward.

The height of the proposed building at 20110 Woodward Ave., is approximately 85.1 feet in height; per Section 50-13-63(1) "The maximum height for each principal use in the B3 and B4 Districts shall not exceed thirty-five feet". However, per Section 50-13-63(2) "Where the zoning lot fronts on a street which is 80 feet or more in width, and is designated by the Master Plan as a major or secondary thoroughfare, and where the **outermost point of the proposed building on said zoning lot is 40 feet or more from the nearest point of the lot line of all R1, R2, and R3 Districts, the maximum height may be increased, as a matter of right, one foot for each one foot of street width greater than 80 feet, provided, that in no case shall the building exceed 80 feet in height;** the furthest point of the building at 20110 Woodward is approximately one hundred fifty feet from the side lot line across from the R2 zoning district.

Also this department may give an administrative adjustment of 10%, for the height above 80 feet, per section 50-4-122 of the Detroit Zoning Ordinance. Because of this no height variance is required.

This request has been processed in accordance with the provisions of Sections 50-3-241, 50-9-113(13) and 50-12-358 of the Detroit Zoning Ordinance, Chapter 50 and the following was considered as part of this request:

1. Preliminary Plans including site plan, floor plan and existing front elevation, re-submitted on 7/14/2020 and approved by BSEED on 8/14/2020.
2. Recommendation to approve the use with conditions from the Planning and Development Department received 9/3/2020.

Our department held a public Zoom hearing on 9/2/2020. Notice of this hearing was published in the Detroit Legal News on 8/18/2020 and 86 notices mailed to property owners and occupants within 300' of the subject site. Besides City of Detroit representatives, seven people attended the Zoom Hearing: the applicant and three representative from the design team, and four persons who spoke in opposition. No letters of support or opposition were received.

After careful consideration, the required findings of fact were made per Section 61-3-231, specifically:



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- A) That per the Planning & Development Department, the conditional use is inconsistent with the City of Detroit Master Plan designation of *Regional Park (PR)*. *However the request to change the Master Plan to Light Industrial (IL) will be heard before City Council.*
- B) That the establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- C) That the proposed Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes permitted.

Thereby, the ordinance requirements for a conditional use have been satisfied in this case and the request has been APPROVED WITH CONDITIONS.

This conditional approval will become effective **September 18, 2020**.

However, Section 61-3-242 of the Zoning Ordinance provides the right to appeal this decision to the Board of Zoning Appeals prior to the effective date of this decision. A fee may be required for an appeal to the Board of Zoning Appeals. **All appeals must be made in person at the Zoning Counter, 4th Floor, Coleman A. Young Municipal Center.**

It shall be the responsibility of the person or organization who files an appeal, or his/her duly authorized representative, to attend and testify at the Board of Zoning Appeals hearing as to why the original decision of this Department should not take effect.

If no written appeal is filed prior to the effective date of this decision, the conditional approval shall be deemed final.

NOTE: THIS LETTER IS NOT A PERMIT

If no appeal is made within the prescribed time, you must:

1. Pick up the official decision letter from the Buildings, Safety Engineering and Environmental Department, Special Land Use Office, 4th Floor, Room 407, Coleman A. Young Municipal Center.
2. Record the official decision letter with the Wayne County Register of Deeds and present proof of registration when applying for the necessary permit.
3. Submit electronically dimensioned, drawn to scale, final site and floor plans for the subject development prior to the issuance of the necessary permits by the Buildings, Safety Engineering and Environmental Department.



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Please email Zoning@detroitmi.gov (on or after the effective date of this grant) before coming down to pick up your verified copy of this letter. If someone else is to secure your letter and permits, they must provide a signed and notarized letter of authorization granting them the authority to act on your behalf.

CONDITIONS OF APPROVAL

Occupancy of the premises without full compliance with all of the following conditions is unlawful and contrary to the provisions of the Zoning Ordinance and is subject to penalties as provided in the Ordinance, which may include the revocation of this grant and/or daily fine of \$250-500, for not complying with these conditions.

1. That this grant is only to construct a 4-story, 832,173 square foot Warehouse distribution Center on a 78 acre portion of a 141 acre site, at this location and cannot be further expanded, enlarged, altered, or modified in any manner without the prior approval of the Buildings, Safety Engineering and Environmental Department or Board of Zoning Appeals.
2. That the owner/occupant of said premises abides by all of the provisions of the Detroit Property Maintenance Code, Article 1, Chapter 9 of the Detroit City Code. That this business be conducted in such a manner as to not create a nuisance of any kind to the surrounding neighborhood.
3. **That the applicant obtain the appropriate Master Plan amendment from Regional Park to Light Industrial before a building permit is issued.**
4. **That the parking spaces meet the dimensional requirement of 9' x 20' of the ordinance per section 50-14-231**
5. That there be no open storage of any kind including any rubbish or debris generated by this operation. All such materials shall be kept within the building until removed from the site, or be kept within an opaque dumpster enclosure.
6. That the proper permit be secured from the Buildings, Safety Engineering and Environmental Department by **March 18, 2021**. Failure to secure such permit will thereby invalidate and terminate this grant.
7. That the applicant will obtain approval from Detroit Water and Sewerage Department stormwater for a retention pond for storm water management purposes. In accordance with Section 56-3-101 of the Post-Construction Storm water Ordinance, as this activity involves the replacement and/or creation of over 21,780 square feet of impervious space.



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8. That the applicant will provide permits from Michigan Department of Transportation for any curb cuts and public right-of-way changes, E Eight Mile Road or Woodward Ave.
9. That the applicant will continue to work with the City of Detroit District Mangers to foster relationships with the surrounding community groups.
10. That copies of all environmental related reports and/or documents shall be provided to the Environmental Affairs Department prior to issuance of building permits.
11. Failure to obtain a Certificate of Occupancy before making use of the premises as herein described will nullify this special land use approval and result in enforcement action.
12. That all signs, including temporary signs and banners, shall abide by the requirements of Article VI of the Detroit Zoning Ordinance and Chapter 3 of the Detroit City Code. A maximum of 25% of each window may be covered with signage.
13. That the building be painted in neutral or earth tone colors as required by Section 50-14-277 of the Detroit Zoning Ordinance.
14. That a "Certificate of Maintenance of Grant Conditions" be obtained annually by the owner/operator of the subject premises/use; and further, that the proper application for such Certificate be filed with the Buildings, Safety Engineering and Environmental Department no later than each annual anniversary of the effective date of this grant.

Sincerely,

David Bell
Director

DB/JSP/