

	residents of the immediate neighborhood and their guests. Examples include facilities such as senior citizen centers, youth activity centers, and community centers.
New Center Major Commercial area	The New Center Major Commercial Area consists of: <ul style="list-style-type: none"> • All zoning lots abutting the east side of Woodward Avenue between East Bethune Avenue and Endicott Avenue; • The area bounded by West Bethune Avenue between Woodward Avenue and the zoning lots abutting the west side of Second Avenue; • Lothrop Avenue between Woodward Avenue and Third Street; and • All lots abutting West Grand Boulevard, West Milwaukee Avenue, and West Baltimore Avenue between Woodward Avenue and the John C. Lodge freeway.
Nightclub	For zoning purposes, a use commonly known as a nightclub, shall be classified either as a "cabaret" if liquor is served, or a "concert café" if liquor is not served.

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 All ordinances or parts of ordinances in conflict with this ordinance are repealed.

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

Section 4. This ordinance shall become effective on the eighth (8th) day after publication in accordance with MCL 125.3401(6) and Section 4-118, paragraph 3, of the 2012 Detroit City Charter.

Approved as to form:

LAWRENCE T. GARCIA
Corporation Counsel

READ TWICE BY TITLE, ORDERED, PRINTED AND LAID ON TABLE

Adopted as follows:

Yeas — Council Members Ayers, Benson, Castaneda-Lopez, Leland, McCalister, Jr., Sheffield, Spivey and President Jones — 8.

Nays — None.

RESOLUTION SETTING HEARING

By Council Member Benson,

Resolved, That a public hearing will be held by this body in the Committee Room, 13th Floor of the Coleman A. Young Municipal Center on _____, for the purpose of considering the advisability of adopting the foregoing proposed Ordinance to amend the Detroit Zoning Ordinance, Chapter 61 of the 1984 Detroit City-Code revises provisions for bars, brewpubs and certain restaurants located near single-or two-family dwelling on land zoned SD1; revises provisions for banquet halls; newly allows business colleges and certain trade schools on land zoned SD4; modifies off-street parking requirements for certain land uses near high-frequency transit corridors; clarifies provisions for the interior landscaping of parking lots; clarifies the procedure whereby City Council may disapprove a rezoning request; and corrects cross-referencing errors.

Adopted as follows:

Yeas — Council Members Ayers, Benson, Castaneda-Lopez, Leland, McCalister, Jr., Sheffield, Spivey and President Jones — 8.

Nays — None.

Housing and Revitalization Department

June 14, 2018

Honorable City Council:

Re: Petition #338 - The Hudson Café to establish a Temporary Outdoor Café at 1241 Woodward Street.

The above-named petitioner has requested permission for temporary Outdoor Café Service. This service will convene every April 1st through November 30th, for a period of three (3) years from the date of your Honorable Body's approval at the above-referenced location.

The Department of Public Works/City

Engineering Division (DPW/CED), who has jurisdiction over temporary encroachment on City right-of-ways, has approved this request contingent upon the petitioner's compliance with applicable City ordinance related to outdoor café activities, and the remittance of the annual use-permit fee to the Permit Section of the DPW/CED. The Petitioner shall remove fence and all equipment for the Outdoor Café by the end of Outdoor Café Season. **The petitioner shall secure his business license and certificate of occupancy from Buildings and Safety Engineering Department every year.**

The Health Department has approved this petition, subject to the petitioner's strict adherence to the 1999 Food Code, Food Law of 2000 and City Ordinance, Chapter 21. No outdoor grilling is permitted without approval from the Health Department's Food Safety Division.

Approval from the Detroit Police Liquor License Bureau is contingent upon the final action given by the City Council towards the above-referenced petition. Prior approval from the Central District Precinct does not cover serving liquor in outdoor café area until the Detroit Police Liquor License Bureau has given approval.

The Housing & Revitalization Department (H&RD) is not aware of any objections from any other City Agencies involved. It is the recommendation of H&RD that the petitioner's request be granted, subject to the terms and conditions provided in the attached resolution.

Respectfully submitted,

JOHN SAAD, P.E.

Engineering Services Coordinator

By Council Member Benson:

Resolved, That the Department of Public Works-City Engineering Division (DPW/CED) is hereby authorized and directed to issue a use-permit to The Hudson Café' "Permittee", whose address is at 1241 Woodward Ave., Detroit, Michigan, to install and maintain an outdoor café which will convene every April 1st through November 30th, for a period of three (3) years from the date of your Honorable Body's approval, contingent upon licensee of such premises obtaining approval of the Michigan Liquor Control Commission, if necessary, and compliance with applicable City Ordinance in connection with outdoor café activities, prior to the issuance of said use-permit; and

Provided, That the café meets the regulations set by the "Outdoor Café Guidelines" as adopted by the City Council and guided by Chapter 58, Section 50-2-8.1 of the City Code; and

Provided, That the petitioner obtains all necessary licenses and permits every year from Departments having jurisdiction over the Outdoor Café process; and

Provided, That the petitioner obtains all necessary permits and Certificate of Occupancy from the Building, Safety, Engineering and Environmental Department (BSEED); and

Provided, That said activities are conducted under the rules and regulations of the Department of Transportation, Department of Public Works and the supervision of the Detroit Police Department; and

Provided, That the sale of food and soft drinks is held under the direction and inspection of the Health Department; and

Provided, That the "Permittee" remit the required annual fee(s) to DPW/CED for issuance of a use-permit and confirm license of the establishment in compliance with the City Code; and

Provided, That the "Permittee", prior to obtaining said permit, file an Indemnity Agreement in a form approved by the Law Department, saving and protecting the City of Detroit harmless from any or all claims, damages or expenses that may arise by reason of the issuance of said permit and the faithful performance by the "Permittee" of the terms thereof; and in addition, to pay all claims, damages or expenses that may arise out of the maintenance of said encroachments; and

Provided, That the filing of said Indemnity Agreement for this current year shall be construed as acceptance of this Resolution by the "Permittee"; and

Provided, That the permit is revocable at the will, whim and caprice of the City Council; and hereby expressly waives any right to claim damages or compensation for removal of encroachment, and further, that "Permittee" acquires no implied or other privileges hereunder not expressly stated herein; and

Provided, That no other rights in the public streets, alley or other public places shall be considered waived by this permission which is granted expressly on the condition that said encroachment shall be removed at the expense of the "Permittee" at any time when so directed by City Council, and that the public property so affected shall be restored to a condition satisfactory to the DPW/CED by said "Permittee" at its expense; and

Provided, That the permit shall not be assigned or transferred without a written approval of the City Council; and

Provided, That the designated outdoor seating area shall be properly identified through the use of railings in order to regulate and control the serving of liquor within the perimeter of the café; and

Provided, That the outline and location of the outdoor café is not to be different from the site plan approved by the Housing & Revitalization Department and the Department of Public Works; and

Provided, That if any tent, canopy or other enclosure is to be utilized on the subject site, the applicant shall secure prior approval from Building, Safety, Engineering & Environmental Department and the Department of Public Works/City Engineering Division; and

Provided, That the outline and location of outdoor café is not to be different from previously approved site plan by the Historic District Commission; and

Provided, That all railing equipment and fixtures shall be removed from the public right-of-way during the months of non-operation and placed in storage; and

Provided, That a certified copy of this Resolution shall be recorded with the Office of the Register of Deeds for Wayne County at the "Permittee's" expense;

Adopted as follows:

Yeas — Council Members Ayers, Benson, Castaneda-Lopez, Leland, McCalister, Jr., Sheffield, Spivey and President Jones — 8.

Nays — None.

*WAIVER OF RECONSIDERATION (No. 17) Per motions before adjournment.

**Office of the Chief Financial Officer
Office of Development and Grants**

June 5, 2018

RE: Authorization to submit a grant application to the AARP for the FY 2018 Community Challenge Grant.

The Planning and Development Department is hereby requesting authorization from Detroit City Council to submit a grant application to the American Association for Retired Persons (AARP) for the FY 2018 Community Challenge Grant. The amount being sought is \$25,000. There is no match requirement for this grant.

The AARP Community Challenge Grant will enable the department to purchase a variety of event and program material, equipment and accessories in support of the "Livable Communities, Community Conversations for Seniors" initiative.

We respectfully request your approval to submit the grant application by adopting the attached resolution.

Sincerely,
RYAN FRIEDRICH
Director

Office of Development and Grants

By Council Member Benson:

Whereas, The Planning and Development Department has requested authorization from City Council to submit a grant application to the American Association for Retired Persons (AARP) for the FY 2018 Community Challenge Grant, in the amount of \$25,000, with no match requirement, to support the "Livable Communities, Community Conversations for Seniors" initiative, now therefore be it

Resolved, That the Planning and Development Department is hereby authorized to submit a grant application to the AARP for the FY 2018 Community Challenge Grant.

Adopted as follows:

Yeas — Council Members Ayers, Benson, Castaneda-Lopez, Leland, McCalister, Jr., Sheffield, Spivey and President Jones — 8.

Nays — None.

*WAIVER OF RECONSIDERATION (No. 18) Per motions before adjournment.

**Planning and
Development Department**

June 20, 2018

Honorable City Council:

Re: (REVISED) - Real Property at 9425 Grinnell, Detroit, MI 48213

The City of Detroit Planning and Development Department ("P&DD") has received an offer from FJ Properties LLC, a Georgia limited liability company ("Offeror") requesting the conveyance by the City of Detroit (The "City") of the real property having a street address of 9425 Grinnell, Detroit, MI 48213 (the "Property").

The P&DD entered into a Purchase Agreement dated February 27, 2018, with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the "Deed") for One Million One Hundred Thousand and 00/100 Dollars (\$1,100,000.00) (the "Purchase Price").

Offeror intends to use the property for the storage warehousing of equipment and materials. The proposed use is a by-right use within the designated M2/Restricted Industrial zoning district, in accordance with Section 61-10-77 (42) of the City of Detroit Zoning Ordinance.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect the transfer of the Property by the City to the Offeror.

Respectfully submitted,
MAURICE D. COX
Director

By Council Member Benson:

WHEREAS, The City of Detroit Planning and Development Department ("P&DD") has received an offer from FJ Properties LLC, a Georgia limited liability company ("Offeror") requesting the conveyance by the City of Detroit (the "City") of the real property, having a street address of 9425 Grinnell, Detroit, MI 48213, (the "Property") described in Exhibit A: and

WHEREAS, P&DD entered into a Purchase Agreement dated February 27, 2018, with Offeror; and

WHEREAS, In furtherance of the redevelopment of the City it is deemed in the best interests of the City that the Property be sold without public advertisement or the taking of bids; and

WHEREAS, Offeror intends to use the property for the storage warehousing of equipment and materials. The proposed use is a by-right use within the designated M2/Restricted Industrial zoning district, in accordance with Section 61-10-77 (9) of the City of Detroit Zoning Ordinance.

NOW, THEREFORE BE IT