

Adopted as follows:

Yeas — Council Members Ayers, Benson, Castaneda-Lopez, McCalister, Jr., Sheffield, Tate and President Jones — 7.

Nays — None.

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

**Department of Public Works  
City Engineering Division**

June 8, 2021

Honorable City Council:

Re: Petition No. 1442 — Rand Property, LLC request for the encroachment into the south part of West Vernor Hwy. for the installation of an awning for the storefront business located at 3607 West Vernor Hwy.

Petition No. 1422 — Rand Property, LLC request for the encroachment into the south part of West Vernor Hwy., 66 ft. wide, for the installation of an awning for the storefront business located at 3607 West Vernor Hwy.

The petition was referred to the City Engineering Division — DPW for investigation and report. This is our report.

This request is being made for updates to the façade at 7603 West Vernor Hwy. (7607 West Vernor Hwy).

The request was approved by the Solid Waste Division — DPW, and City Engineering Division — DPW. The request was approved by the Traffic Engineering Division — DPW.

Detroit Water and Sewerage Department (DWSD) reports being involved, but they have no objection provided the DWSD encroachment provisions are followed. The DWSD provisions have been made a part of the resolution. DTE has reported involvement and provisions protecting DTE have been made a part of the resolution.

All other involved City Departments, including the Public Lighting Authority and Public Lighting Department; also privately owned utility companies have reported no objections to the encroachment. Provisions protecting all utility installations are part of the attached resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,  
RICHARD DOHERTY, P.E.

City Engineering Division — DPW  
By Council Member Benson:

Resolved, That the Department of Public Works, City Engineering Division is hereby authorized and directed to issue permits to Rand Property, LLC or their assigns to install and maintain encroachment for the following:

1. Awning, being located on the south side of West Vernor Hwy, adjacent to the parcel commonly known as 7603 West Vernor (unit known as 7607 West Vernor Hwy.). Said awning will extend 2.5 ft. north of the property line adjoining West

Vernor Hwy, installed at a height ranging from 8.5 ft. to 11.26 ft. above surface grade, and have a width of 22 ft. across the front facade of the building.

Provided, That if there is any cost for the removing and/or rerouting of any utility facilities, it shall be done at the expense of the petitioner and/or property owner; And Be It Further

Provided, That access is maintained to all fire department connections, And Be It Further

Provided, That by approval of this petition the Detroit Water and Sewerage Department (DWSD) does not waive any of its rights to its facilities located in the right of way, and at all times, DWSD, its agents or employees, shall have the right to enter upon the right of way to maintain, repair, alter, service, inspect, or install its facilities. All costs incident to the damaging, dismantling, demolishing, removal and replacement of structures or other improvements herein permitted and incurred in gaining access to DWSD's facilities for maintenance, repairing, alteration, servicing or inspection caused by the encroachment shall be borne by the petitioner. All costs associated with gaining access to DWSD's facilities, which could normally be expected had the petitioner not encroached into the right-of-way, shall be borne by DWSD; And Be It Further

Provided, That the necessary permits shall be obtained from the City Engineering Division — DPW and the Buildings and Safety Engineering Department. The encroachments shall be constructed and maintained under their rules and regulations; And Further

Provided, That all cost for the construction, maintenance, permits and use of the encroachments shall be borne by Rand Property, LLC or their assigns, and further

Provided, That the Rand Property, LLC or their assigns provide as-built drawings of their installation and the relationship to other utility infrastructure to the Department of Public Works — City Engineering Division, And Further

Provided, That all costs incurred by privately owned utility companies and/or city departments to alter, adjust, and/or relocate their existing utility facilities located close proximity to the encroachments shall be borne by Rand Property, LLC or their assigns. Should damages to utilities occur Rand Property, LLC; of their assigns shall be liable for all incidental repair costs and waives all claims for damages to the encroaching installations; And Further

Provided, That no other rights in the public streets, alleys or other public place shall be considered waived by this permission which is granted expressly on the condition that said encroachments shall be removed at any time when so directed

by the City Council, and the public property affected shall be restored to a condition satisfactory to the City Engineering Division — DPW; And Further

Provided, That Rand Property, LLC or their assigns shall file with the Department of Public Works — City Engineering Division an indemnity agreement in form approved by the Law Department. The agreement shall save and protect the City of Detroit from any and all claims, damages or expenses that may arise by reason of the issuance of the permits and the faithful or unfaithful performance of Rand Property, LLC or their assigns of the terms thereof. Further, Rand Property, LLC or their assigns shall agree to pay all claims, damages or expenses that may arise out of the use, repair and maintenance of the proposed encroachments; And Further

Provided, That all cost for the construc-

tion, maintenance, permits and use of the encroachments shall be borne by Rand Property, LLC, or their assigns; And Further


Provided, That construction of the encroachments shall constitute acceptance of the terms and conditions as set forth in this resolution; And Be It Further

Provided, This resolution or part thereof is revocable at the will, whim or caprice of the City Council, and Rand Property, LLC acquires no implied or other privileges hereunder not expressly stated herein; And Further

Provided, That the encroachment permits shall not be assigned or transferred without the written approval of the City Council; And Be It Further

Provided, That the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

PETITION NO. x1442



VERNOR HWY 66 FT. WD.

CURB

31" 18 3/4" 2 3/8" 19' 12 1/2' 15'

31 29 27 25

VERNOR HWY 66 FT. WD.


41 39 37 35 33 31 29 27 25 23 21 19 17 15 13 11 9 7

126

124 127 129 131 133 135 137 139 141 143 145 146

WHITTAKER AVE. 50 FT. WD.

CENTRAL AVE. 60.68 FT. WD.

 - REQUEST ENCROACHMENT  
For awning, beginning 8.5 ft. above grade and extending to 11.26 ft. above grade.

(FOR OFFICE USE ONLY)

CARTO 3 F

B					
A					
DESCRIPTION	DATE	CHKD	APPV	DATE	
REVISIONS					
DRAWN BY	SA	CHECKED	KSM		
DATE	03-31-21	APPROVED			

REQUEST ENCROACHMENT INTO VERNOR HWY AT 7607 VERNOR HWY.

CITY OF DETROIT	
CITY ENGINEERING DIVISION	
SURVEY BUREAU	
JOB NO.	01-01
DRAWG. NO.	

Adopted as follows:

Yeas — Council Members Ayers, Benson, Castaneda-Lopez, McCalister, Jr., Sheffield, Tate and President Jones — 7.

Nays — None.

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

**NEW BUSINESS  
PLANNING AND ECONOMIC DEVELOPMENT  
STANDING COMMITTEE**

**UPDATED ORDINANCE PENDING  
CITY PLANNING COMMISSION**

June 24, 2021

Honorable City Council:

Re: Request of the Planning and Development Department, to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-2, *District Map No. 1*, 50-17-4 *District Map No. 3* and Section 50-17-46, *District Map No. 44* to show the R3 (Low Density Residential District), B4 (General Business District), SD1 (Special Development District, Small-Scale, Mixed-Use), SD2 (Special Development District, Mixed-Use), and SD5 (Special Development District, Casinos) zoning classifications where R1 (Single-Family Residential District), R2 (Two-Family Residential District), R3 (Low Density Residential District), R4 (Thoroughfare Residential District), R5 (Medium Density Residential District), PD (Planned Development District), and M2 (Restricted Industrial District) zoning classifications are currently shown. **(RECOMMEND APPROVAL)**

**NATURE OF REQUEST**

On May 20, 2021 the City Planning Commission voted to recommend approval of the above captioned rezoning request for the area generally bounded by Martin Luther King Jr. Blvd., Grand River Avenue, the Lodge Freeway, Michigan Avenue, and 17th Street.

The Planning and Development Department is the petitioner for the rezoning request, which seeks to implement the objectives of the Corktown Neighborhood Framework Plan. The City Planning Commission staff has also added to this proposal in order to implement elements of the City’s Master Plan of Policies and correct errors on the zoning map.

Greater Corktown Framework Study



A map from the Greater Corktown Neighborhood Framework

The recommendation before Your Honorable Body is derived from a wide-ranging framework study and engagement process for the Greater Corktown neighborhood that has resulted in strong public support demonstrated through written correspondence and verbal feedback at a series of public meetings.

**BACKGROUND**

The Planning and Development Department (PDD) launched the Greater Corktown Neighborhood Framework Study in March 2019 with the goal to “create a short and long-term plan that promotes inclusive & equitable growth of Detroit’s oldest established neighborhood, while preserving its unique character, cultural heritage & integrity.” A series of