

FAX TRANSMITTAL

Office of the City Clerk

Coleman A Young Municipal Center

Two Woodward Avenue, Suite 200

Detroit, Michigan 48226

Telephone: (313) 224-2070 Fax: (313) 224-2075

Friday, August 21, 2015

No. of Pages 6

FROM: *Mr. Andre Gilbert II, Junior Assistant City Council Committee Clerk*

SUBJECT: *Petition #809, Detroit Catholic Pastoral Alliance, request permission for the conversion of an alley vacation/easement in the area of Gratiot Avenue, Belvidere Avenue and Lambert Avenue.*

FAX TO THE FOLLOWING DEPARTMENT(S):

Mr. Richard Doherty, City Engineer

DPW - City Engineering Division

(313) 224-1464

Mr. Maurice Cox, Director

Planning and Development Department

(313) 224-1629

Attachment

570
490

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Friday, August 21, 2015

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

DPW - CITY ENGINEERING DIVISION PLANNING AND DEVELOPMENT DEPARTMENT

809 *Detroit Catholic Pastoral Alliance, request permission for the conversion of an alley vacation/easement in the area of Gratiot Avenue, Belvidere Avenue and Lambert Avenue.*

NOTE: **The Detroit City Council is on recess from:**

JULY 28, 2015 through SEPTEMBER 8, 2015

The City Clerk requests that Departments directly handle requests which fall within those dates.

PLEASE EXPEDITE!!!

200 Coleman A. Young Municipal Center • Detroit, Michigan 48226-3400

(313) 224 3260 • Fax (313) 224-1466

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Detroit Catholic Pastoral Alliance

9200 Gratiot
Detroit, MI 48213
(313) 922-1435 Fax (313) 922-8888
info@dcpasite.com

#809

August 17, 2015

The Honorable City Council
Office of the City Clerk
200 Coleman A. Young Municipal Center
Detroit, MI 48226

Dear Honorable City Council:

We are writing to request the conversion of (1) alley vacation / easement in the area of Gratiot Avenue, Belvidere Avenue, and Lambert Avenue. The alley conversion will assist us in the development of a new residential / commercial building located at 9167-99 Gratiot, Detroit, MI 48213.

The vacating of the alley will assist with additional residential greenspace and security. Enclosed please find plans for the area being developed. Please consider this request with the utmost consideration. If there are any questions or any additional information needed please contact me at cbradley@dcpasite.com. Thanks!

Sincerely,

A handwritten signature in black ink, appearing to read 'Cleophus Bradley', written over a horizontal line.

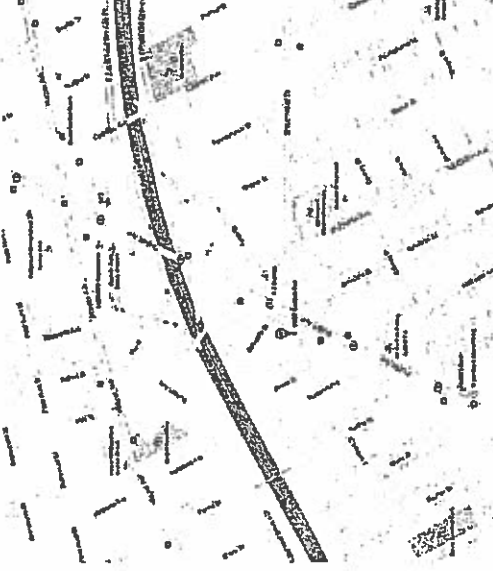
Cleophus Bradley
Director of Community Development

ZONING COMPLIANCE ANALYSIS: Building

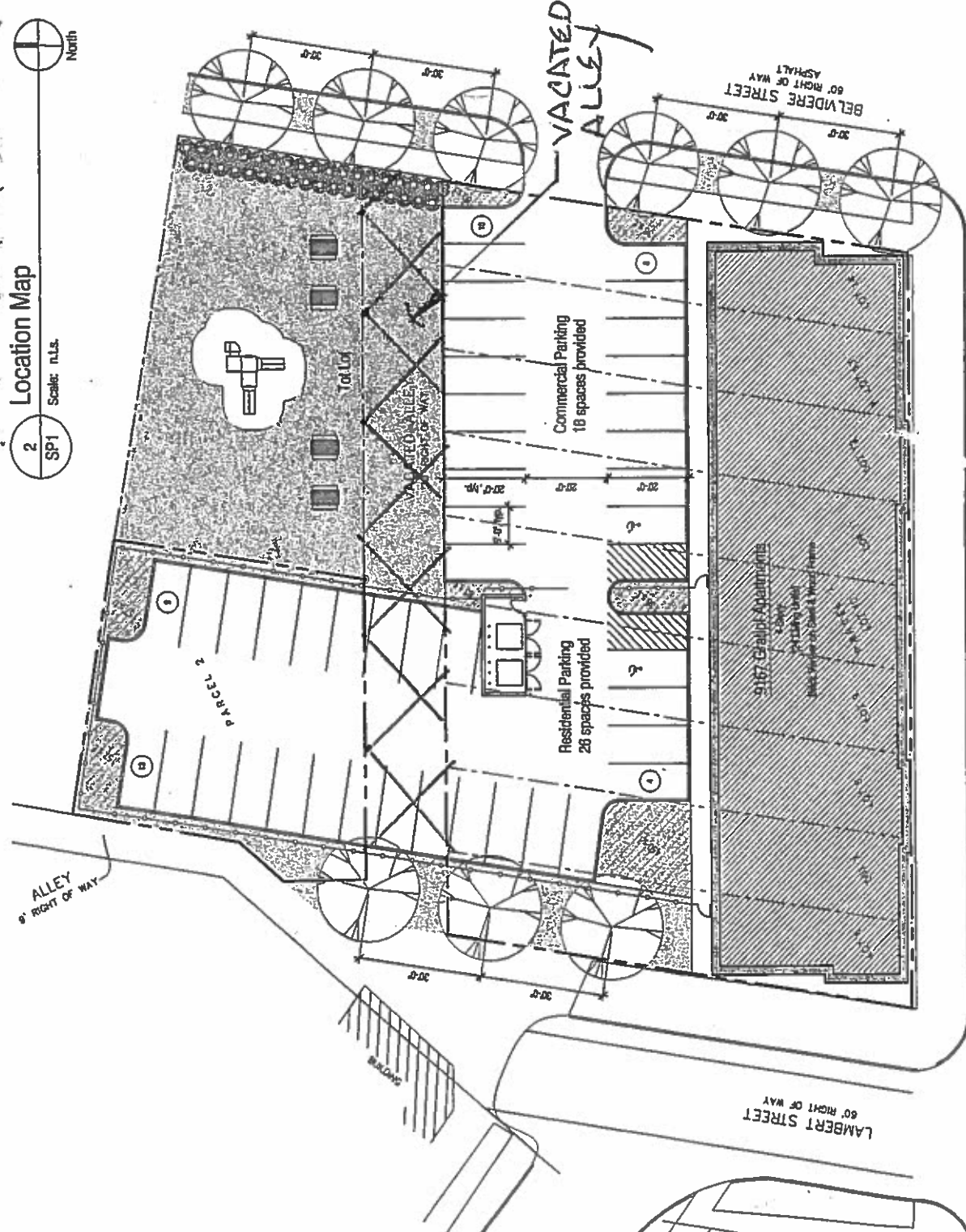
Reference codes		District	
Detail Zoning Ordinance		B4 - Thoroughfare Residential District	
Intensity and Dimensional Standards (Sec. 61-13-53)		Proposed dimensions, Retail	Proposed dimensions, Residential
Min. Lot Dimensions	Area	20,458 s.f. or 0.47 acres	8,259 s.f. per floor
Width	Front Setback	287' +/-	187' +/-
Side Setback	Side Setback	0' (front) / 0' (rear)	0' (front) / 0' (rear)
Clear Setback	Max. Lot Coverage	0' +/-	0' +/-
Max. Height (Sec. 61-13-102)	Max. FSI	12'-0"	10'-0" Floor to Floor
		- .41	42.8%
		- 2.00	1.25

ZONING COMPLIANCE ANALYSIS: Parking + Additional Information

Reference codes	
Detail Zoning Ordinance	
Number of Parking Spaces	44 Total
Required, required parking	1 space/400 sq. ft. = 8,259 s.f. / 400 = 21 spaces
Required, required parking	1.25 space/standing unit = 21 x 1.25 = 30 spaces
Required OR Street Loading	1 space/ft. = 12' x 35'
Required Landscaping, Trees	Tree's spaced 30' min. o.c. @ landscape buffer
Required Landscaping, Plants	18 sq. ft. Internal Island per space, min.
Required Landscaping, Plants	44 spaces = 792 s.f. Internal Landscaping Required
Required Landscaping, Plants	1,201 s.f. Internal Landscaping Prohibited
Masonry screen wall	N/A



2 Location Map
SP1 Scale: n.l.s.



Preliminary Site Plan - Multifamily Bldg 8 units/Floor x 3 floors = 24 Units
Scale: 1" = 20'

SHELTER
DESIGN STUDIO LLC
104 W. Fourth St., Suite 303
Royal Oak, Michigan 48067
248.629.7153 ph.
248.629.7154 fax
www.SHELTERSTUDIO.LLC.com

Architect of Record

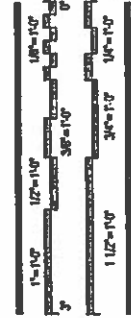
Stephen G. Pariseau, AIA
104 W. Fourth St., Suite 310
Royal Oak, MI 48067
248.629.7153 ph.

Owner

Detroit Catholic Pastoral Alliance
9200 Gratiot Ave
Detroit, Michigan 48213

Project

Residential Development
9167 Gratiot Ave
Detroit, Michigan 48213



Issued For
Site Plan Review

Date
03.18.2015

Drawing Title
Preliminary Site Plan Study

Project No. 2014-150
Project No. JMH / SGP
Drawn By As Noted
Checked By SGP

Scale
SP.1
Drawing No.

