

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, September 27, 2017

To: *The Department or Commission Listed Below*

From: *Janice M. Winfrey, Detroit City Clerk*

AMENDMENT

Herewith, the following referral is a copy of Petition **1713**

DPW - CITY ENGINEERING DIVISION PLANNING AND DEVELOPMENT DEPARTMENT

1713 *Banyan Investments, LLC, request to vacate the east/west alley that lies immediately to the south of the current school building, located at lots 217-227 of the Moses W. Fields subdivision.*

NOTE: Attached please find additional documentation for the above mentioned petition.

PETITIONER IS AMENDING PETITION DUE TO:

Updated application which includes additional information. See attached

Please provide the City Council with a report relative to this petition within four (4) weeks. Thanking you in advance.



September 14, 2017

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

Re: Vacation and temporary closure of alleys surrounding the former St. Charles School in Island View

Dear Honorable Detroit City Council Members,

I write to you on behalf of Banyan Investments, LLC who are currently developing the former Saint Charles school into a new condominium building.

In conjunction with this development, we are requesting the vacation of the east/west alley that lies immediately to the south of the current school building, located at Lots 217-227 of the Moses W. Fields subdivision. The alley is bounded on both sides by properties owned by Banyan Investments, LLC and is part of the Saint Charles development. Banyan has already received a Special Land Use for this project from the City. This is shown on exhibits A, A-2, B and B-2 dated 6/21/17.

As part of the development, Banyan is currently working on the underground sewer and water services with DWSD and with DTE to get new services to the site. We have been informed by both DTE and DWSD that, in order for them to provide the required services, they require the alley to be vacated.

In addition to the vacation of the alley above, we are also requesting the temporary closure of the north/south alley inclusive of lots 216 through 227 inclusive and lots 236 through 247 as shown on exhibits A-1, A-2, B-1, and B-2 dated 9/11/17. This alley runs along the overall development. We will ensure the adequate maintenance of this alley while it is temporarily closed and will also ensure that any residents have the necessary access through the alley. We will also be responsible for the secure access to this alley.

By granting this request, the City of Detroit will allow Banyan Investments, LLC to continue with our investment plans to invest a significant amount of capital and help re-establish this part of Island View. We, at Banyan remain focused and committed to developing high quality housing in the City of Detroit and look forward to working in partnership with the City.

If I can be of any further assistance please do not hesitate to contact me.

Yours truly,

Michael P. D'Agostino
Director of Construction

CC: James D. Foster, Manager I
City of Detroit, Buildings, Safety Engineering Environmental Department

Exhibit A

OVERALL PROPERTY DESCRIPTION

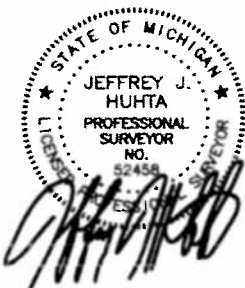
LEGAL DESCRIPTION OF PARCEL

LOTS 216 THROUGH 227 INCLUSIVE, ALSO THE WEST 1/2 OF THE VACATED ALLEY (20 FEET WIDE) LYING ADJACENT TO THE EAST LINE OF LOTS 225 THROUGH 227, INCLUSIVE, ALL BEING PART OF "MOSES W. FIELD'S SUBDIVISION OF THAT PART OF P.C. 16 LYING BETWEEN LAFAYETTE ST. AND LINDEN PARK AVE.," AS RECORDED IN LIBER 8 OF PLATS, PAGE 37, WAYNE COUNTY RECORDS.

CONTAINING 36,900 SQ. FT. OR 0.847 ACRES, MORE OR LESS.



NOWAK & FRAUS ENGINEERS
28 W. ADAMS AVE, SUITE 210
DETROIT, MI 48226
TEL: 248-332-7931
FAX: 248-332-8257



DATE	DRAWN	JOB NO.	SHEET
6/21/2017	B. HILL	1984	A-1

Exhibit A-2

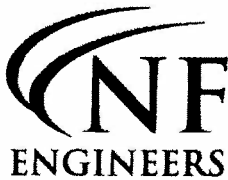
SEWER EASEMENT DESCRIPTION

LEGAL DESCRIPTION OF SEWER EASEMENT

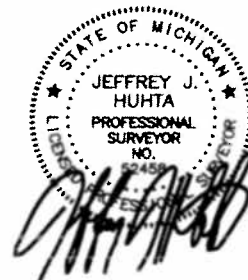
A TWENTY (20) FOOT WIDE SEWER EASEMENT, THE CENTER LINE OF WHICH IS DESCRIBED AS:

COMMENCING AT THE SW CORNER OF LOT 223 OF "MOSES W. FIELD'S SUBDIVISION OF THAT PART OF P.C. 16 LYING BETWEEN LAFAYETTE ST. AND LINDEN PARK AVE.," AS RECORDED IN LIBER 8 OF PLATS, PAGE 37, WAYNE COUNTY RECORDS; THENCE PROCEEDING N.27°03'34"W., ALONG THE WESTERLY LINE OF SAID LOT 223, AND EASTERLY LINE OF TOWNSEND AVENUE (60 FEET WIDE RIGHT-OF-WAY), 16.50 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE N.62°40'09"E., 12.17 FEET; THENCE S.27°03'34"E., PARALLEL TO THE WEST LOT LINE, 29.02 FEET; THENCE N.68°05'52"E., 40.40 FEET; THENCE N.62°56'26"E., PARALLEL TO THE SOUTH LOT LINE OF LOT 223, 47.60 FEET TO THE POINT OF ENDING.

CONTAINING 2,576.76 SQ. FT. OR 0.059 ACRES, MORE OR LESS



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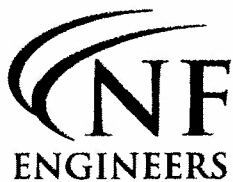
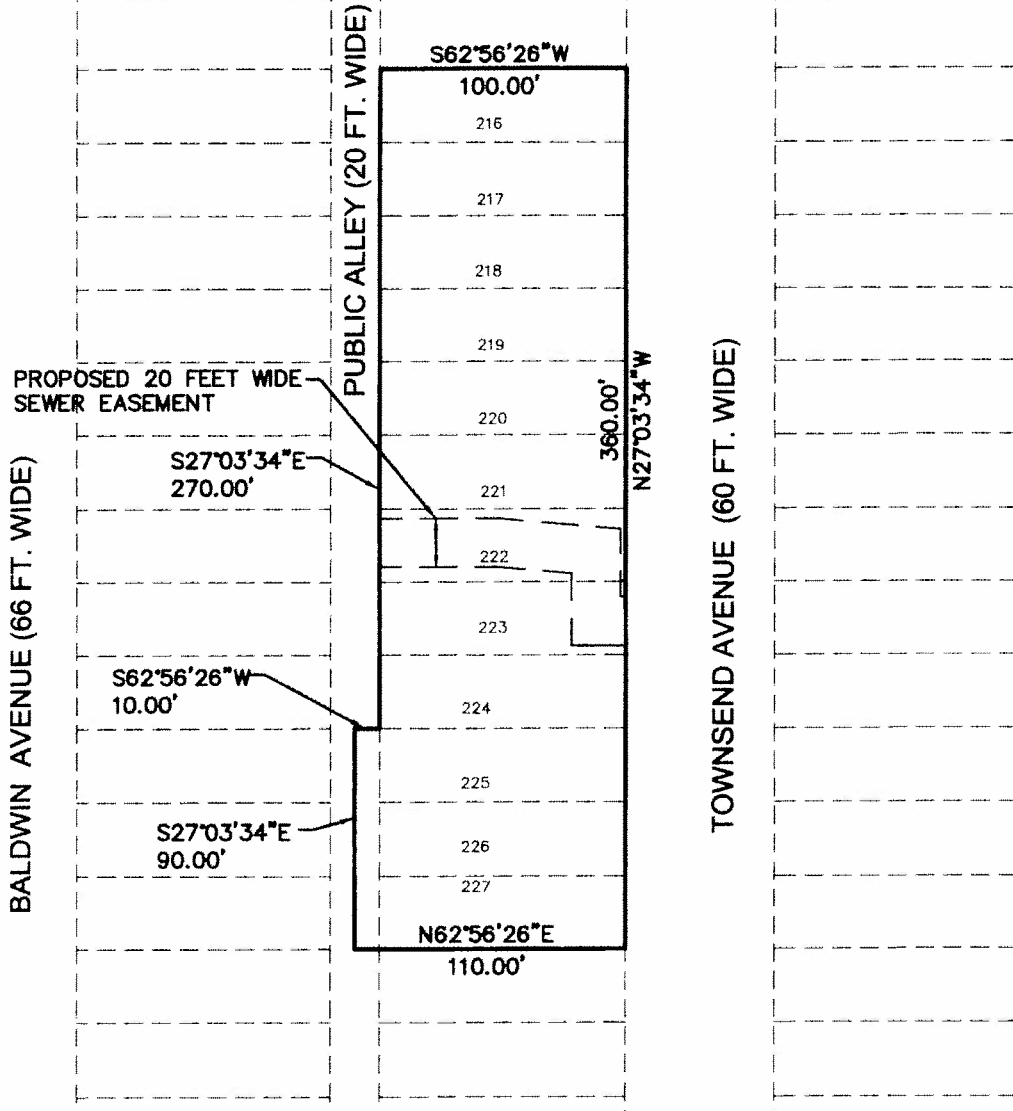
DATE	DRAWN	JOB NO.	SHEET
6/21/2017	B. HILL	1984	A-2

Exhibit B

OVERALL PROPERTY PLAN



MOSES W. FIELD'S SUBDIVISION
OF THAT PART OF P.C. 16 LYING BETWEEN
LAFAYETTE ST. AND LINDEN PARK AVE.
(L.8 PLATS, P. 37, W.C.R.)



NOWAK & FRAUS ENGINEERS
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DETROIT, MI 48226
TEL: 248-332-7931
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SCALE: 1" = 60'

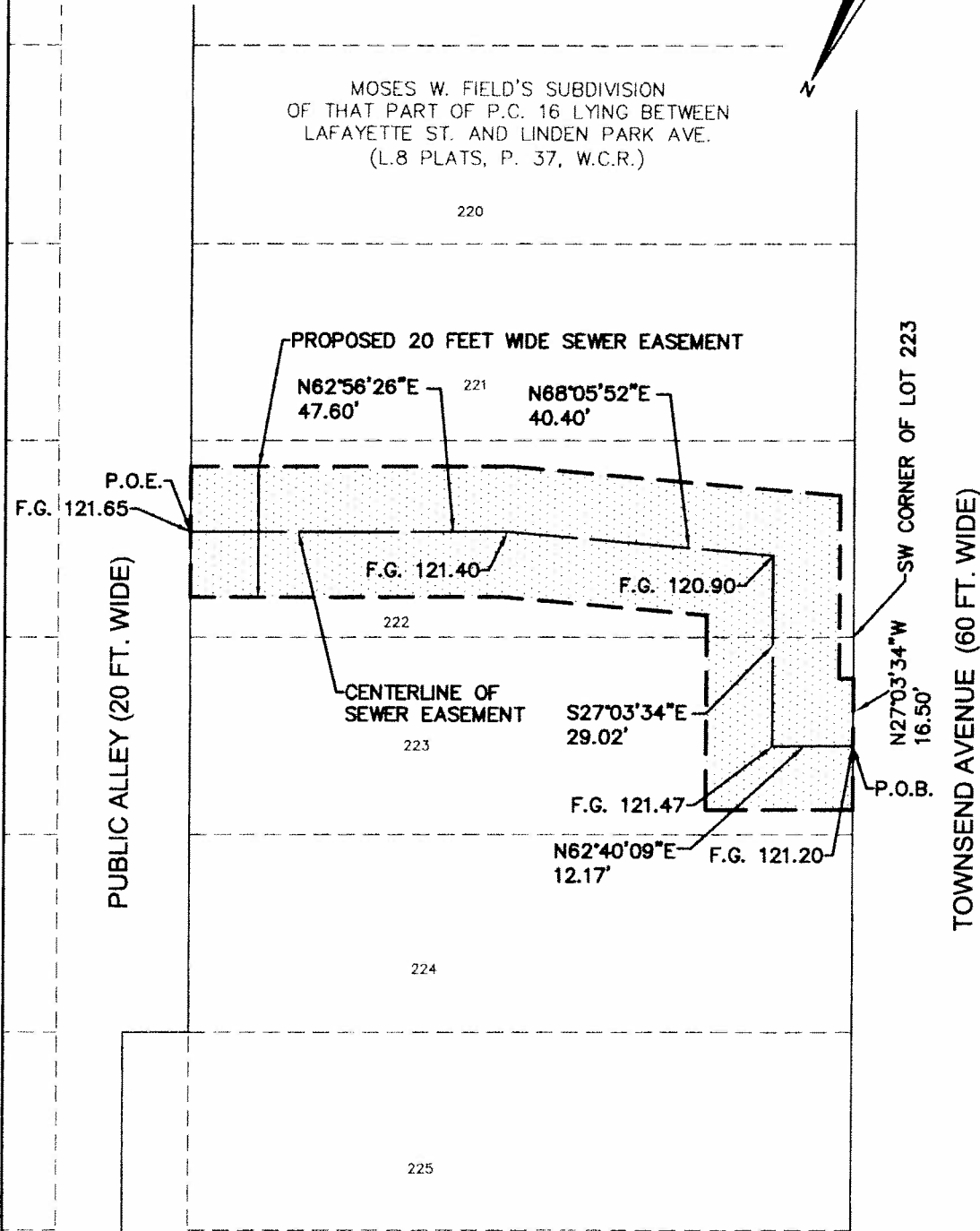
DATE	DRAWN	JOB NO.	SHEET
6/21/2017	B. HILL	1984	B-1

Exhibit B-2

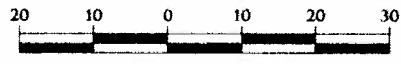
SEWER EASEMENT DRAWING



MOSES W. FIELD'S SUBDIVISION
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SCALE: 1" = 20'

DATE	DRAWN	JOB NO.	SHEET
6/21/2017	B. HILL	1984	B-2

Exhibit A-1

DEVELOPMENT PARCEL

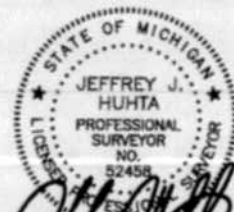
LEGAL DESCRIPTION OF DEVELOPMENT PARCEL

LOTS 216 THROUGH 227 INCLUSIVE, ALSO THE WEST 1/2 OF THE VACATED ALLEY (20 FEET WIDE) LYING ADJACENT TO THE EAST LINE OF LOTS 225 THROUGH 227, INCLUSIVE, ALL BEING PART OF "MOSES W. FIELD'S SUBDIVISION OF THAT PART OF P.C. 16 LYING BETWEEN LAFAYETTE ST. AND LINDEN PARK AVE.", AS RECORDED IN LIBER 8 OF PLATS, PAGE 37, WAYNE COUNTY RECORDS.

CONTAINING 36,900 SQ. FT. OR 0.847 ACRES, MORE OR LESS.



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DATE	DRAWN	JOB NO.	SHEET
2017-09-11	PK	1984	A-1

Exhibit A-2

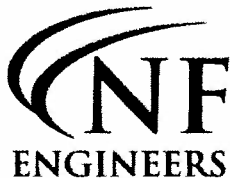
PARTIAL CLOSURE OF NORTH-SOUTH ALLEY

LEGAL DESCRIPTION OF PARTIAL CLOSURE OF NORTH-SOUTH ALLEY

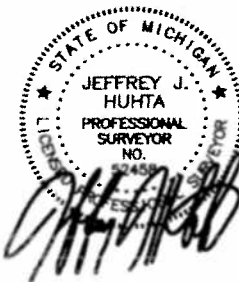
THAT PART OF THE NORTH-SOUTH ALLEY BETWEEN TOWNSEND AND BALDWIN AVE. AND AGNES AND ST. PAUL AVE., ADJACENT TO LOTS 216 THROUGH 227, INCLUSIVE, AND LOTS 236 THROUGH 247, INCLUSIVE, OF "MOSES W. FIELD'S SUBDIVISION OF THAT PART OF P.C. 16 LYING BETWEEN LAFAYETTE AND LINDEN PARK AVE.", AS RECORDED IN LIBER 8 OF PLATS, PAGE 37, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 216 OF "MOSES W. FIELD'S SUBDIVISION OF THAT PART OF P.C. 16 LYING BETWEEN LAFAYETTE AND LINDEN PARK AVE.", AS RECORDED IN LIBER 8 OF PLATS, PAGE 37, WAYNE COUNTY RECORDS, SAID POINT ALSO LYING ON THE WESTERLY LINE OF NORTH-SOUTH ALLEY, AS PLATTED; THENCE N.27°03'34"W. ALONG WESTERLY LINE OF SAID NORTH-SOUTH ALLEY, 270.00 FEET TO THE NORTHEAST CORNER OF LOT 224; THENCE N.62°56'26"E., 20.00 FEET TO THE NORTHWEST CORNER OF LOT 239; THENCE S.27°03'34"E. ALONG EASTERLY LINE OF SAID NORTH-SOUTH ALLEY, 270.00 FEET TO THE SOUTHWEST CORNER OF LOT 247; THENCE S.62°56'26"W., 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,400 SQUARE FEET OR 1.241 ACRES, MORE OF LESS.



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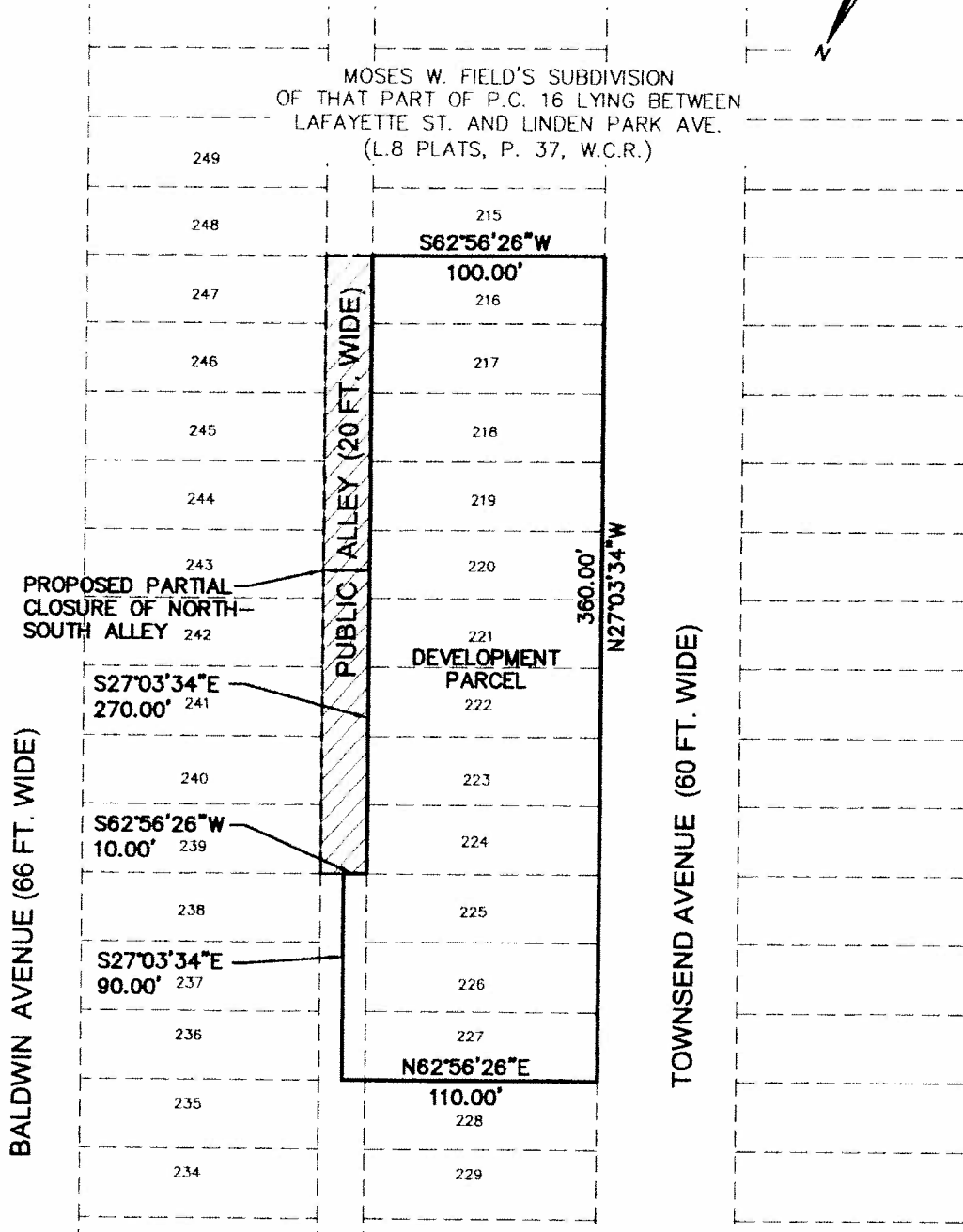
DATE	DRAWN	JOB NO.	SHEET
2017-09-11	PK	I984	A-2

Exhibit B-1

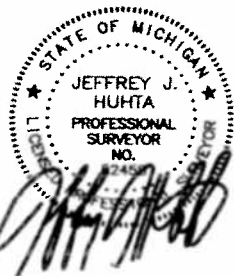
DEVELOPMENT PARCEL



MOSES W. FIELD'S SUBDIVISION
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SCALE: 1" = 60'

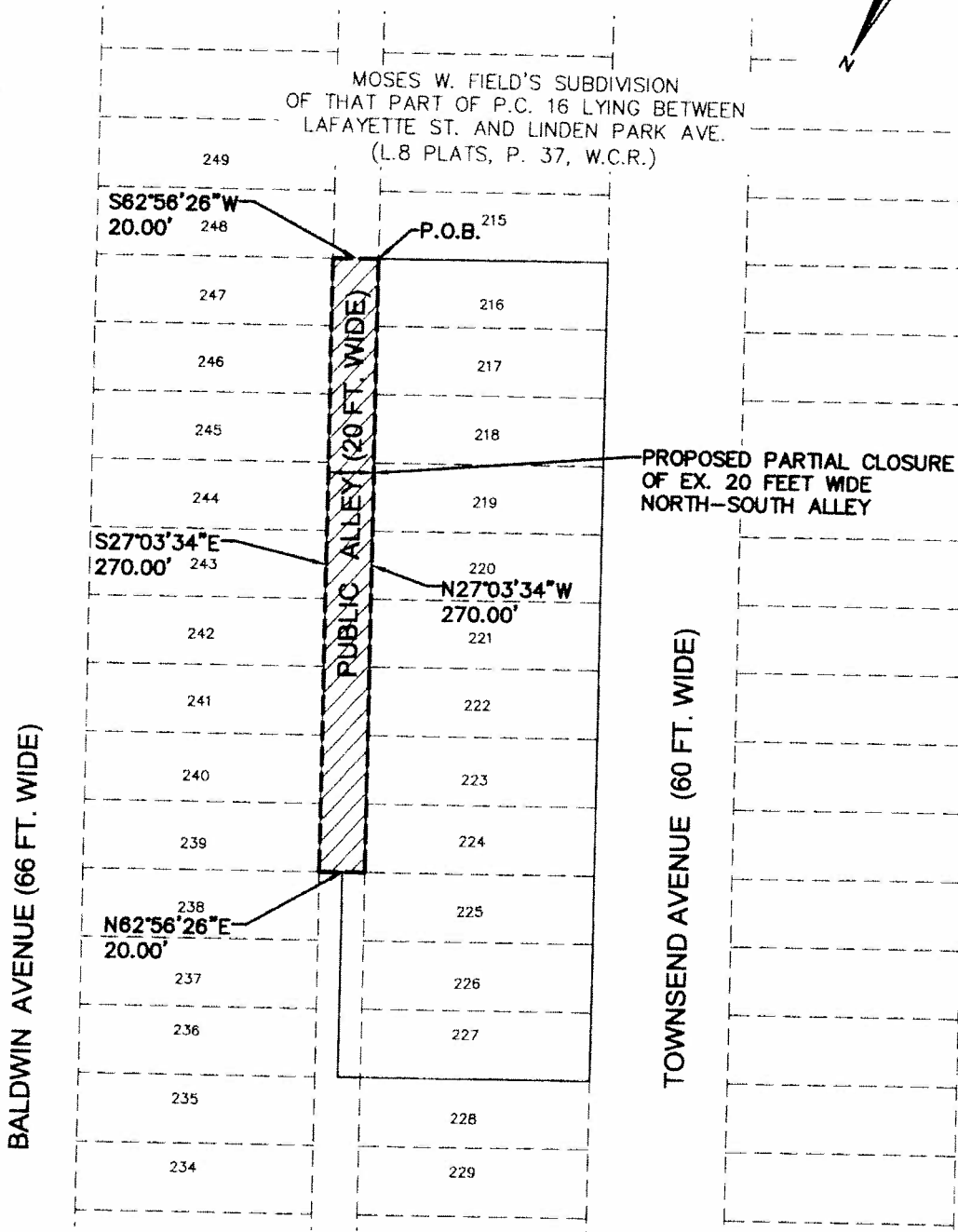
DATE: 2017-09-11 DRAWN: PK JOB NO.: 1984 SHEET: B-1

Exhibit B-2

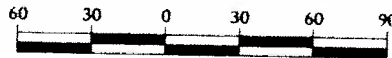
PARTIAL CLOSURE OF NORTH-SOUTH ALLEY



MOSES W. FIELD'S SUBDIVISION
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SCALE: 1" = 60'

DATE	DRAWN	JOB NO.	SHEET
2017-09-11	PK	1984	B-2

City of Detroit

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Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

AMENDED

DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, July 26, 2017

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

1713 *Banyan Investments, LLC, request to vacate an alley located at the alley lots 217-227 of the Moses W. Fields subdivision.*



July 12, 2017

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

Re: Vacation of the east/west alley to the south side of the former St. Charles School.

Dear Honorable Detroit City Council Members,

On behalf of Banyan Investments, LLC we are requesting a vacation of an abandoned alley, which is now encompassed by property currently owned by Banyan Investments, LLC, on all four sides at the former St. Charles School.

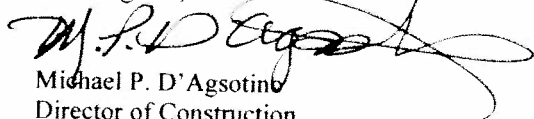
The property in question is south of our current school building, located at the alley Lots 217-227 of the Moses W. Fields subdivision, under Banyan ownership. This property will be apart of our development that Banyan Investments, LLC will properly maintain. Banyan has already received a Special Land Use for this project from the City.

In addition, Banyan is currently working on the underground sewer and water services with DSWS, as well as with DTE to get new service to the site. In order to achieve these tasks with DTE and DSWD this vacation must be completed and is mandatory. The completed vacation is essential to the goal of this project and is imperative to be done in a timely manner.

By granting this request, the City of Detroit will allow Banyan Investments, LLC to continue and move forward in re-establishing a new neighborhood to the Island View area. We, at Banyan will remain focused and committed to developing high quality housing to the City of Detroit residents.

If I can be of any further assistance please do not hesitate to contact me.

Best Regards,



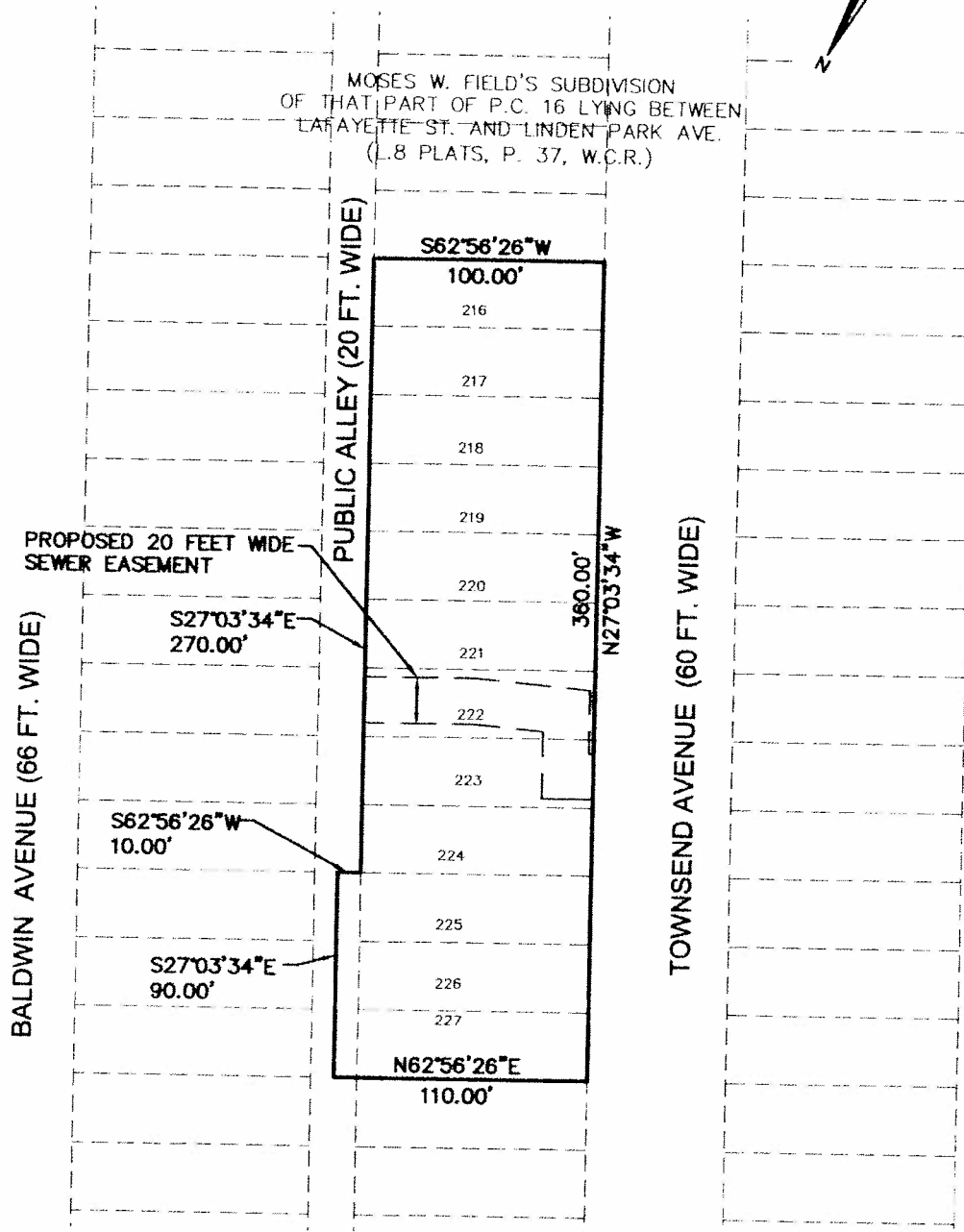
Michael P. D'Agostino
Director of Construction

Exhibit B

OVERALL PROPERTY PLAN



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Jeffrey J. Huhta



SCALE: 1" = 60'

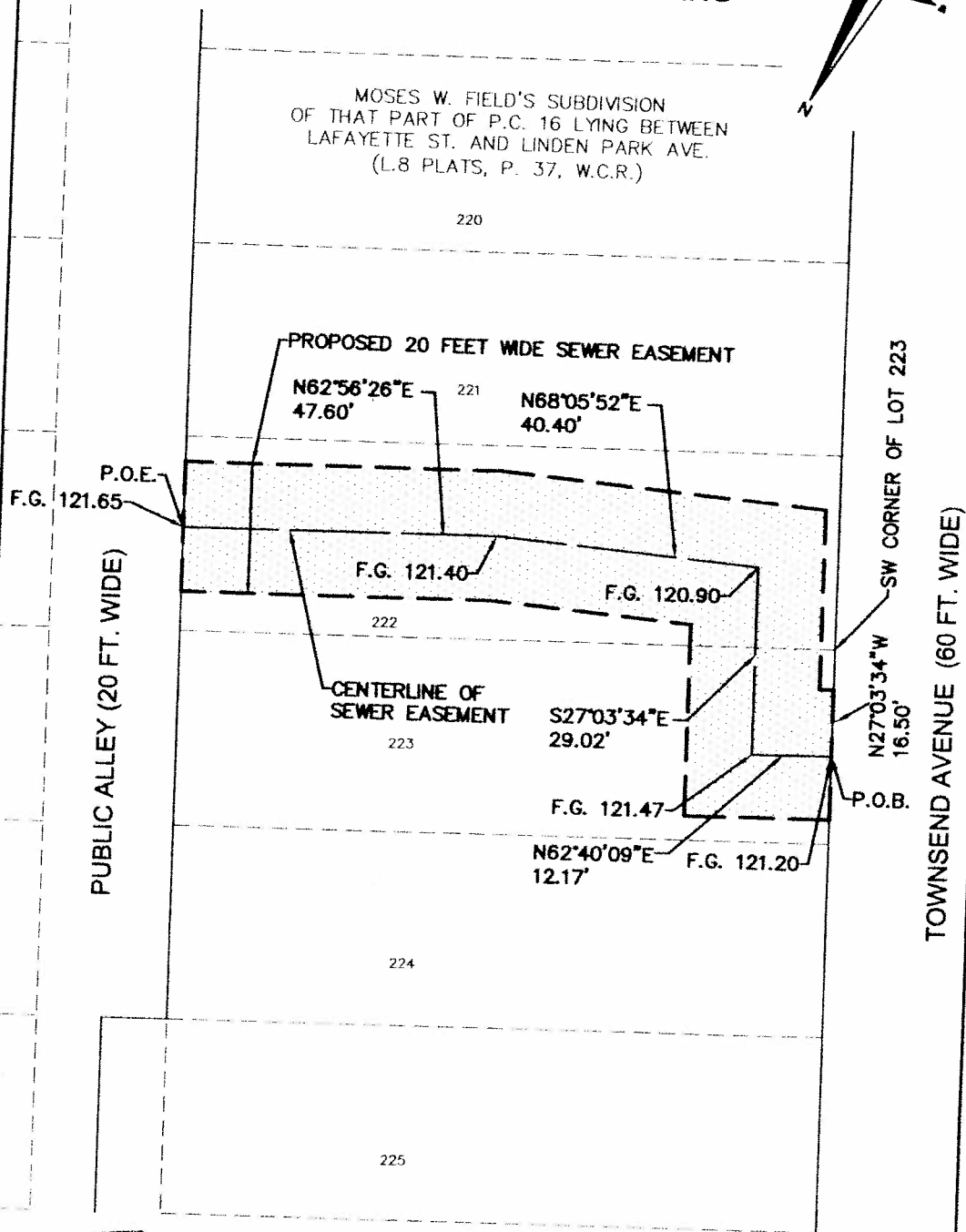
DATE	DRAWN	JOB NO.	SHEET
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Exhibit B-2

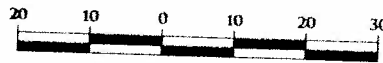
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Exhibit A

OVERALL PROPERTY DESCRIPTION

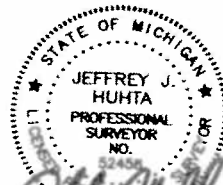
LEGAL DESCRIPTION OF PARCEL

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