

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, December 18, 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

1856 *Gordy Howe International Bridge Relocation Development, request to vacate utility easement in public alleys and to request the removal of said utilities in the area bounded by West Jefferson, S. Post Street and Harrington Street.*



DELRAY MECHANICAL CORP.

Mechanical Rebuilds & Prototypes

MACHINING FABRICATIONS
& NON-FERROUS WELDING

667 S. Post • Detroit, Michigan 48209 • (313) 843-5330
FAX (313) 843-6933 • delraymech@ameritech.net

December 7, 2017

Honorable City Council
c/o City Clerk
200 Coleman A. Young Municipal Center
2 Woodward Avenue
Detroit, Michigan 48226

RE: Gordy Howe International Bridge Relocation Development, request to vacate utility easement in public alleys and to request the removal of said utilities in the area bounded by West Jefferson, S. Post Street and Harrington Street.

Delray Mechanical at 667 S. Post Street, Detroit, Michigan 48209 respectfully requests to vacate utility easements. The described easement is located in the abandoned alley between S. Post Street and Harrington west of West Jefferson (please refer to the attached Certificate of Survey), and request removal of the existing utilities in the above mentioned area. The requested changes in utility easements are necessary in order to facilitate the relocation development of Delray Mechanical and construction of the new facility.

The relocation of Delray Mechanical is a result of MDOT acquiring the existing property for the construction of the new Gordy Howe International Bridge. We are currently in the process of requesting rezoning of this property with the City of Detroit Planning Commission. Our intent is to begin site preparations in the spring of 2018.


Drawings attached for your use. If you should have any questions, please do not hesitate to contact me at (office) 313-843- 5330 (cell) 313-999-2096 or (email address) delraymech@ameritech.net

Respectfully submitted
Delray Mechanical

Gordy Ebsch
President

GHIB 2017 file rezoning petition to Detroit City Council.je

ZONING ORDINANCE TABLE			
DESCRIPTION	REQUIRED	PROVIDED	REMARKS
ZONING	R2 & M2	M2	
FRONT SET BACK	NONE	NONE	
REAR SET BACK	NONE	NONE	
SIDE YARD SET BACK	NONE	NONE	
LOT COVERAGE	NA	NA	
BUILDING HEIGHT (STORIES)	2	1	
PARKING SPACES	31	35	SEE CALCULATIONS
BARRIER FREE PARKING	2	2	
PARKING SPACE SIZE W/	8' x 20'	8' x 20'	
ABLE WIDTH	30'	30'	
LOADING ZONE	ONE SPACE	ONE SPACE	12'x30'


Sidock Group
 ENGINEERS-ARCHITECTS-CONSULTANTS
 Corporate Headquarters
 4900 Grand River Avenue
 Novi, Michigan 48274
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 Wyandotte Office
 4242 Biddle Avenue
 Wyandotte, Michigan 48192
 Ph: (734)285-7824 • Fax: (734)285-2823
 And • Wyandotte • Madison
 Lansing • Okemos • East St. Maris
 www.sidockgroup.com
 www.sidockarchitects.com
 Key Plan: No Scale

PARKING REQUIREMENTS		
MINIMUM OFF-STREET PARKING REQUIREMENTS & CALCULATIONS		
USE: OFFICE		
ONE PER 400 SF		
MINIMUM OFF-STREET PARKING REQUIREMENTS & CALCULATIONS		
ONE PER 400 SF OR ONE PER 200 SQUARE FEET, WHICHEVER IS GREATER		
USE	CALCULATION	SPACES
OFFICE	2000 SF/400=5 SPACES	5 SPACES
MANUFACTURING/LOADING	17300 SF/400=21.75 SPACES	22 SPACES
35 SPACES REQUIRED (INCLUDING 2 BARRIER FREE)		
37 SPACES PROVIDED (INCLUDING 4 BARRIER FREE)		

Client:
DELRAY MECHANICAL

Project:
DELRAY MECHANICAL CONCEPTUAL DESIGN

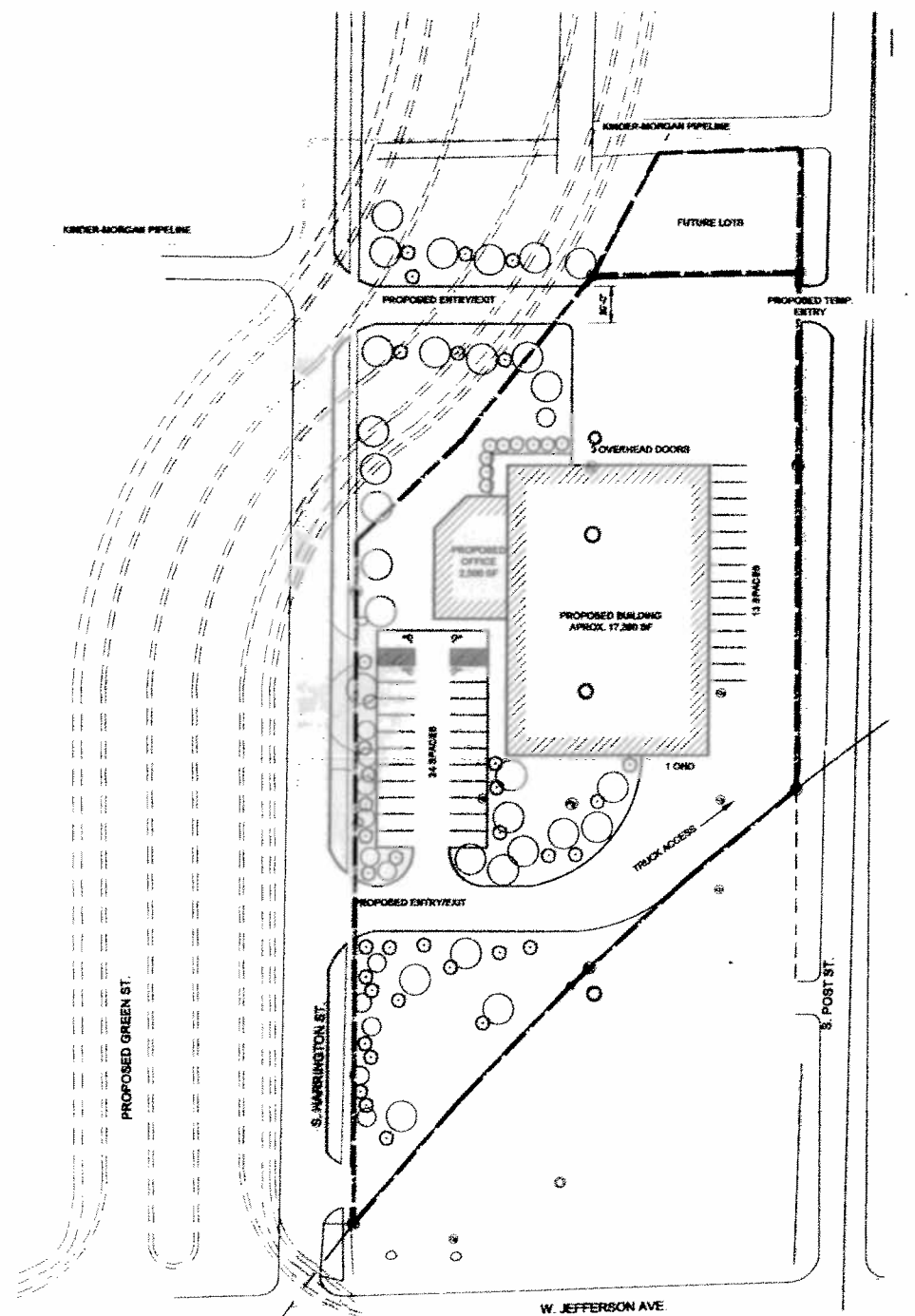
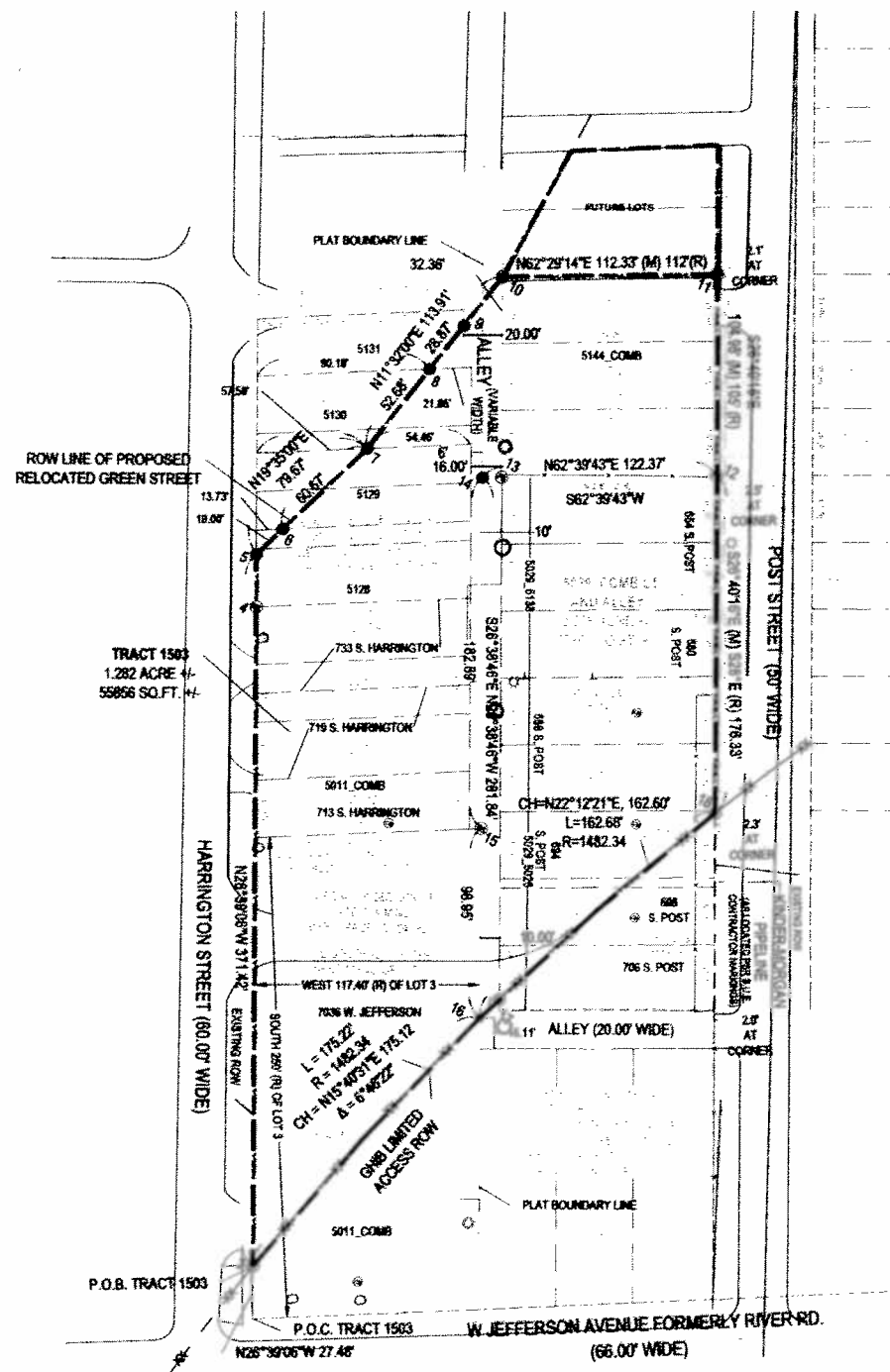
DATE: 09-28-2017
 DESIGN: 10-05-2017
 DATE: 10-11-2017
 DATE: 11-01-2017

Date	Issued For
09-28-2017	OWNER REVIEW
10-05-2017	OWNER REVIEW
10-11-2017	OWNER REVIEW
11-01-2017	PRELIM. SITE PLAN REVIEW

Sheet Title:
PROPOSED & EXISTING SITE PLANS PHASE 1

Project Number: **357036**

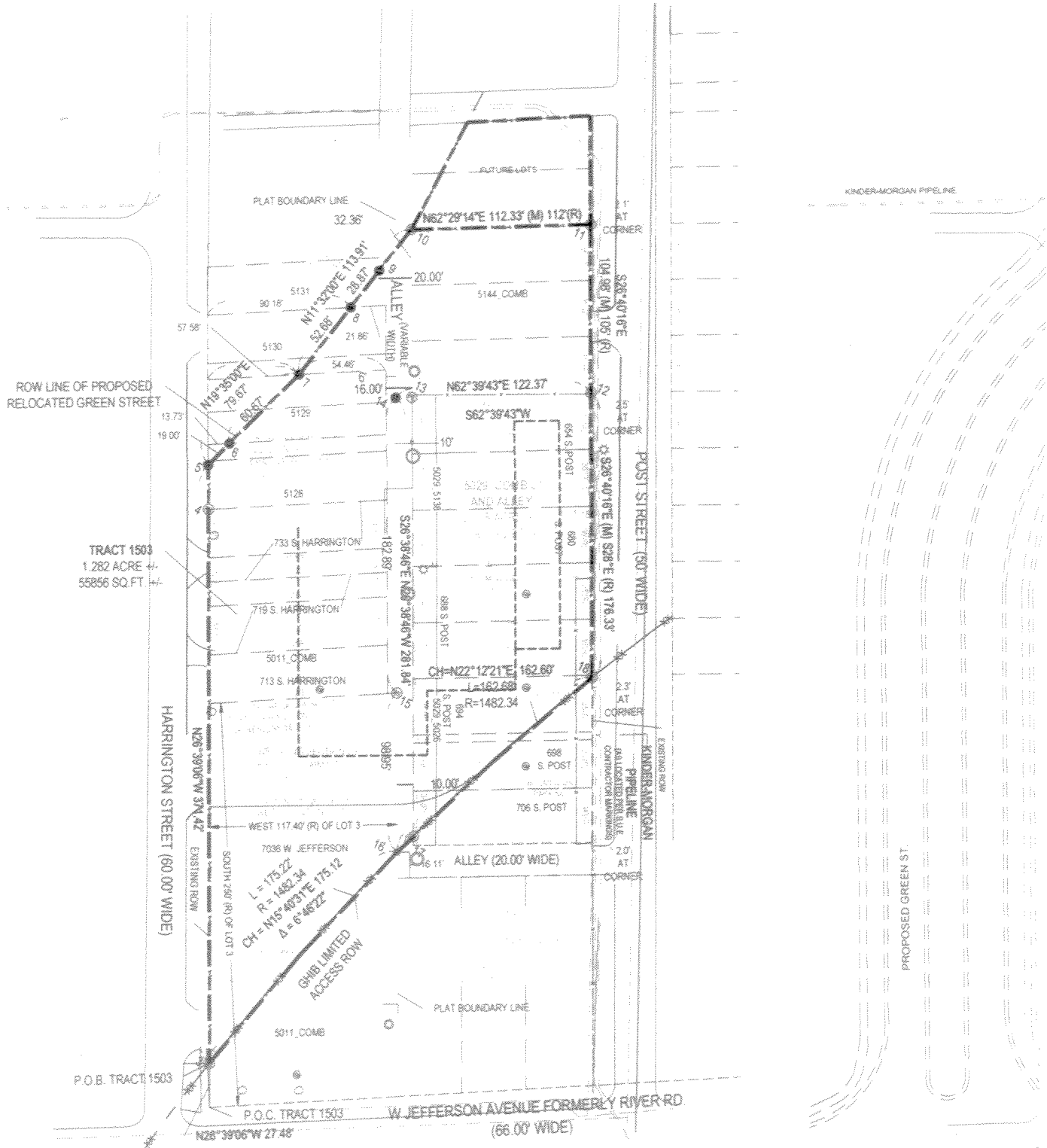
Sheet Number: **AS-001**



P:\2017\357036 Delray Mechanical Conceptual Design - SITE PLAN AND DESIGN\357036 AS-001 SITE PLAN.dwg Thu, 31 Oct 2017, 3:34pm

Used dup. set for meeting w/ City 10/20/17

10/20/17

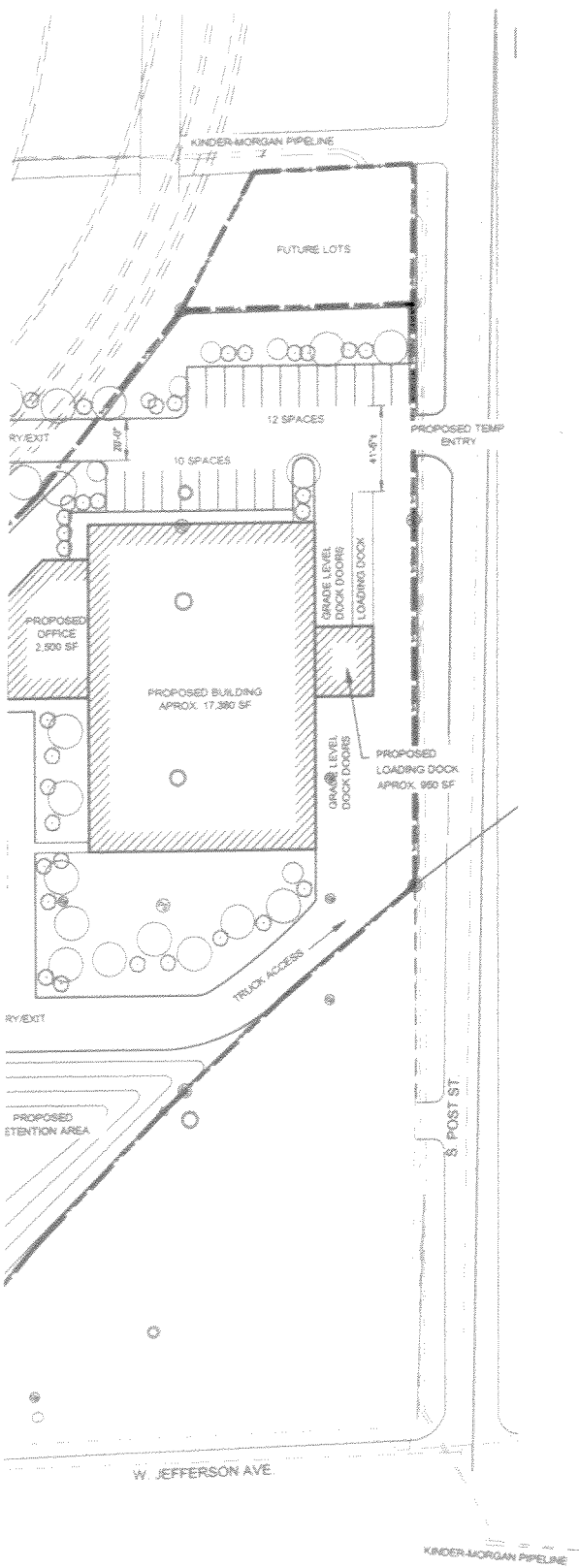


F:\01701702 Gateway Mechanical Conceptual Design (157208)RWS Architectural and Design\087036 AS-001 SITE.dwg Thu, 12 Oct 2017 - 8:04am




EXISTING SITE PLAN
SCALE 1" = 40'-0"

EXISTING SITE ZONED
R2 AND M2



ZONING ORDINANCE TABLE			
DESCRIPTION	REQUIRED	PROVIDED	REMARKS
ZONING	R2 & M2	M2	-
FRONT SET BACK	NONE	NONE	-
REAR SET BACK	NONE	NONE	-
SIDE YARD SET BACK	NONE	NONE	-
LOT COVERAGE	N/A	-	-
BUILDING HEIGHT (STORIES)	2	1	-
PARKING SPACES	31	35	SEE CALCULATIONS
BARRIER FREE PARKING	2	2	-
PARKING SPACE SIZE 90'	9' x 20'	9' x 20'	-
ABLE WIDTH	20'	20'	-
LOADING ZONE	ONE SPACE	ONE SPACE	12'x55'

PARKING REQUIREMENTS		
NUMERICAL OFF-STREET PARKING REQUIREMENTS & CALCULATIONS		
OFFICE ONE PER 400 SF		
MANUFACTURING AND PRODUCTION ONE PER 800 SF OR ONE PER 5 EMPLOYEES, WHICHEVER IS GREATER		
USE	CALCULATION	SPACES
OFFICE	3000 SF/400=7.5 SPACES	8 SPACES
MANUFACTURING/LOADING	18330 SF/800=22.9 SPACES	23 SPACES
31 SPACES REQUIRED (INCLUDING 2 BARRIER FREE)		
34 SPACES PROVIDED (INCLUDING 2 BARRIER FREE)		


Sidock Group
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Key Plan No Scale

Client:
DELRAY MECHANICAL

Project:
DELRAY MECHANICAL CONCEPTUAL DESIGN

667 S. POST ST
DETROIT, MI 48209

Seal:

Date	Issued For
06-28-2017	OWNER REVIEW
10-05-2017	REVIEW
10-11-2017	OWNER REVIEW

Drawn:	J. GUTIERREZ
Checked:	E. KALLIAS
Approved:	

Sheet Title:
PROPOSED & EXISTING SITE PLANS PHASE 1

Project Number: 357036

Sheet Number: **AS-001**

SITE PLAN PHASE 1
SCALE: 1" = 40'-0"

EXISTING SITE ZONED
R2 AND M2

Used for meeting w/ City 10-20-17



Sidock Group
ENGINEERS-ARCHITECTS-CONSULTANTS

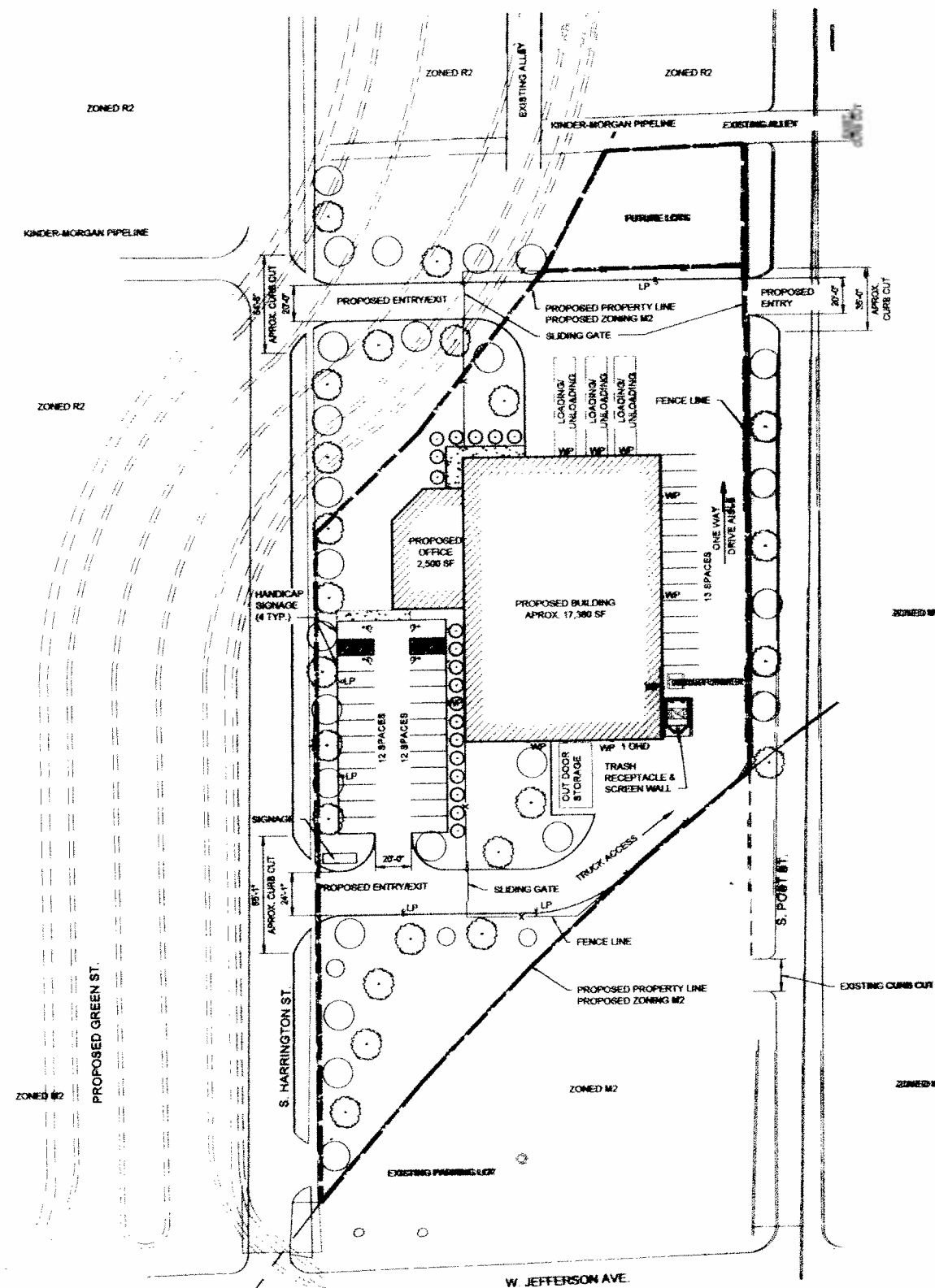
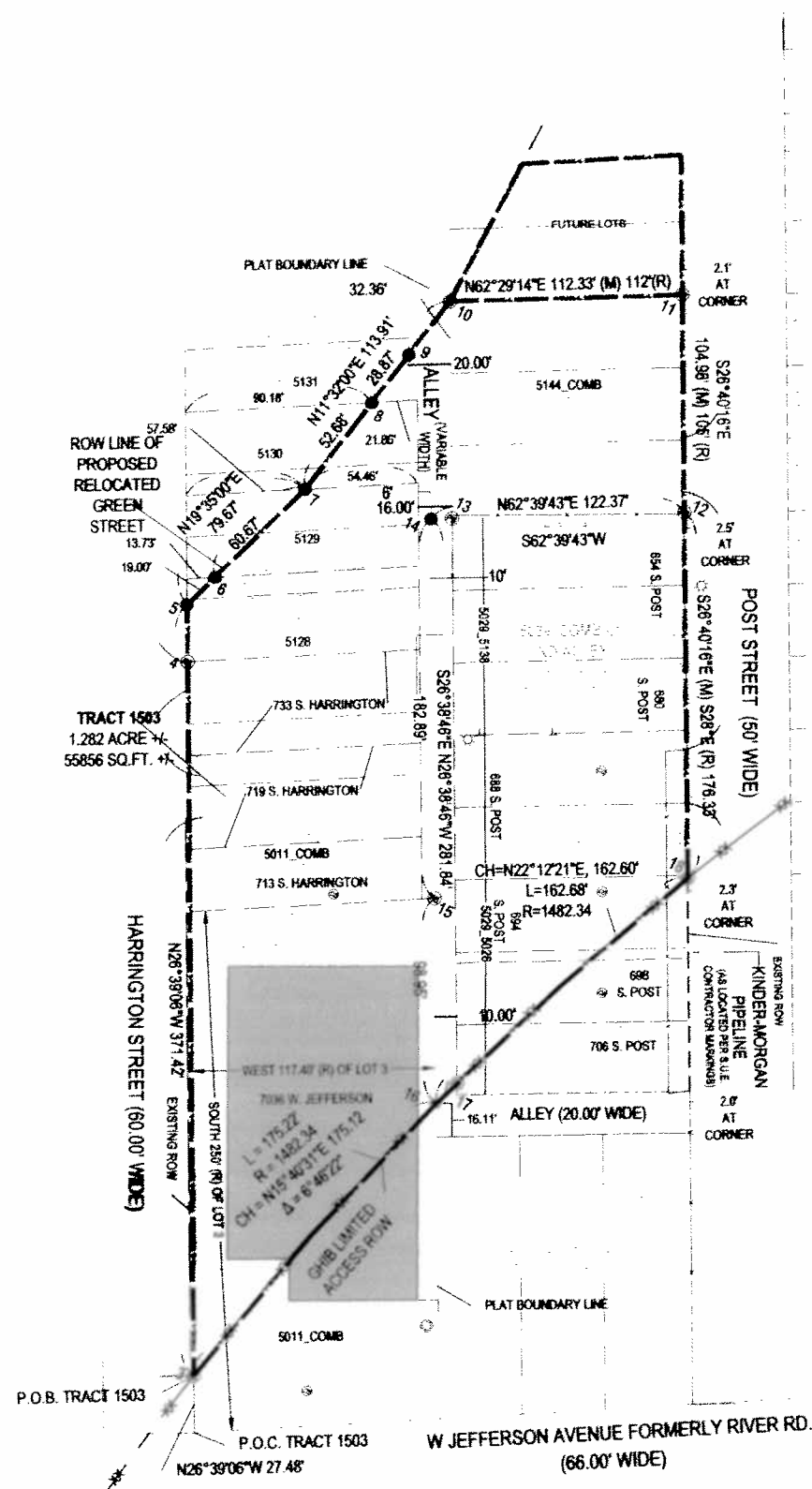
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Key Plan: No Scale



Client:
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Project:
DELRAY MECHANICAL CONCEPTUAL DESIGN

687 S. POST ST.
DETRIT, MI 48209

Sheet:

Date	Issued For
09-20-2007	OWNER REVIEW
09-25-2007	DESIGN
10-15-2007	OWNER REVIEW
11-07-2007	PRELIM. SUD. PLAN REVIEW
11-15-07	STATE PLAN REVIEW

Drawn: K. WILLIAMS
Checked: E. KOLLIAS
Approved:

Sheet Title:
PROPOSED & EXISTING SITE PLANS PHASE 1

Project Number: 357036

Sheet Number: **AS-001**

2017-12-18

1856

1856 *Petition of Gordy Howe International
Bridge Relocation Development,
request to vacate utility easement in
public alleys and to request the
removal of said utilities in the area
bounded by West Jefferson , S. Post
Street and Harrington Street.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

DPW - CITY ENGINEERING DIVISION PLANNING AND
DEVELOPMENT DEPARTMENT