

Janice M. Winfrey  
City Clerk

**City of Detroit**  
OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

**DEPARTMENT PETITION REFERENCE COMMUNICATION**

*To: The Department or Commission Listed Below*

*From: Janice M Winfrey, Detroit City Clerk*

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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.

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Petition No.	2025-274
Name of Petitioner	Sound Mind Sound Body Academy
Description of Petition	Petition to request to vacate with the reservation of a utility easement the south portion of the east-west alley, 20 ft. wide bounded by Morang Ave., 106 ft. wide, Nottingham Rd., 60 ft. wide, Casino St., 60 ft. wide and Beaconsfield Ave., 86 ft. wide.
Type of Petition	<b>Alley Vacation/Encroachment/Utility Vacation</b>
Submission Date	10/24/25
Concerned Departments	Buildings, Safety Engineering, and Environmental Department (BSEED), Detroit Department of Transportation (DDOT), Detroit Fire Department (DFD), Detroit Health Department (DHD), General Services Department (GSD), Media Services Department, Municipal Parking Department, Police Department (DPD)
Petitioner Contact	Abdullah Muhammad Sound Mind Sound Body Academy 11433 Beaconsfield St. Detroit, MI 48224 <a href="mailto:Abdullah081974@gmail.com">Abdullah081974@gmail.com</a>



**CITY OF DETROIT**  
**DEPARTMENT OF PUBLIC WORKS**  
**CITY ENGINEERING DIVISION**

**COLEMAN A. YOUNG MUNICIPAL CENTER**  
**2 WOODWARD AVE, SUITE 601**  
**DETROIT, MICHIGAN 48226**  
**PHONE: (313) 224-3949 TTY: 711**  
**WWW.DETROITMI.GOV**

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To: Clerk's Office  
From: The Department of Public Works  
City Engineering Division  
MapsandRecordsBureau@DetroitMI.Gov  
(313) 224-3970

Petitioner:  
Sound Mind Sound Body Academy  
11433 Beaconsfield St.  
Detroit, MI 48224

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the below mentioned action. The petitioner has received a project consultation from the Department of Public Works: City Engineering Division and has been advised the following:

Type of action recommended:

Petition to request to vacate with the reservation of a utility easement the south portion of the east-west alley, 20 ft. wide bounded by Morang Ave., 106 ft. wide, Nottingham Rd., 60 ft. wide, Casino St., 60 ft. wide and Beaconsfield Ave., 86 ft. wide.

Georgine Gersdorff  
Manager II  
Department of Public Works  
City Engineering Division  
313-224-3985



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**Sound Mind Sound Body Academy**

11433 Beaconsfield Street Detroit, MI 48224

Abdullah Muhammad

Board Member

313.995.5571

Abdullah081974@gmail.com

**September 25, 2025**

City of Detroit Department of Public Works, City Engineering Division

Detroit City Council

Coleman A. Young Municipal Center, 2 Woodward Ave, Detroit, MI 48226

**Re: Letter of Intent – Parking Lot Renovation for SMSB Community Engagement Center at 11400 Morang Avenue, Detroit, MI 48224**

Dear City of Detroit Representatives,

Please accept this letter as a formal declaration of our intent to redevelop the property located at 11400 Morang Avenue, Detroit, MI 48224. The applicant, Sound Mind Sound Body Academy, proposes a comprehensive renovation of the existing parking lot to better serve the SMSB Community Engagement Center and the surrounding neighborhood.

This project is designed to improve safety, functionality, and aesthetics through a complete overhaul of the existing site. All work will be performed in accordance with the standards and specifications of the City of Detroit.

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## Proposal Summary

The project involves the demolition of the current parking lot and the construction of a new, modern facility with significant upgrades to landscaping, lighting, and drainage.

### Demolition

The initial phase will consist of the complete demolition and removal of the existing asphalt parking lot and all existing light poles on the site.



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## New Construction & Site Improvements

Following demolition and site preparation, the new facility will be constructed with the following features:

- **Parking Lot:** A new asphalt parking lot will be constructed, providing **62 parking spaces**.
- **Site Grading & Drainage:** The entire site will be regraded to ensure proper drainage. The plan includes the installation of new **Type B curb opening inlets** to manage stormwater runoff.
- **Landscaping:** New landscaping will be installed, including a **five-foot-wide landscaped buffer** along the public street frontage. **Shade trees** will be planted in parking lot islands to break up long rows of parking, and all landscaped beds will receive fresh mulch.
- **Lighting:** New, **pole-mounted LED area luminaires** will be installed to provide safe and adequate lighting. All lighting fixtures will be **full-cutoff qualified** to minimize light pollution.
- **Erosion Control:** During construction, comprehensive soil erosion and sedimentation control measures will be implemented, including the installation of **silt fences** and a **gravel access approach** to prevent tracking mud onto public roadways.
- **Fencing:** City Approved Black Wrought Iron Fence around perimeter of property.

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We are confident that this project will be a significant improvement to the property and a valuable asset to the community. We look forward to working with the City of Detroit to bring this proposal to fruition. Please feel free to contact us with any questions.

Sincerely,

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Abdullah Muhammad

Board Member

Sound Mind Sound Body Academy



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# SMSB COMMUNITY ENGAGEMENT CENTER

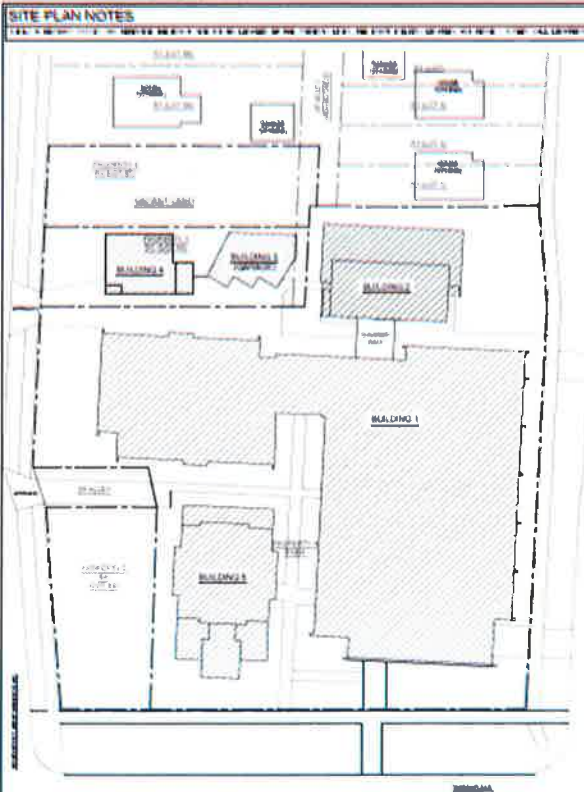
11406 MORANG AVE., DETROIT, MI 48224



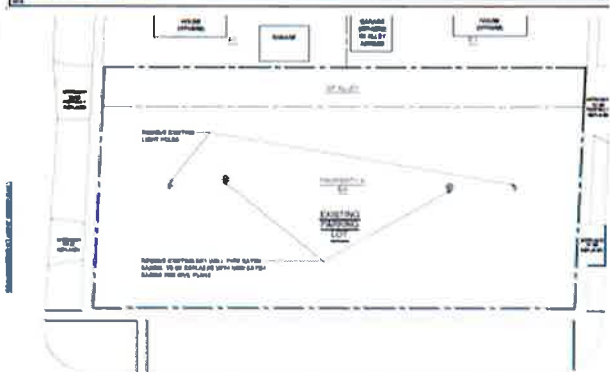
LOCATION MAP  
N.T.S.

PROPERTY #1, 11406 MORANG ST. (M1)
ASSUMED LOCAL DESCRIPTION
PROPERTY #2, 11406 MORANG ST. (M1)
ASSUMED LOCAL DESCRIPTION
PROPERTY #3, 11406 MORANG AVE. (M1)
ASSUMED LOCAL DESCRIPTION
PROPERTY #4, 11406 MORANG AVE. (M1)
ASSUMED LOCAL DESCRIPTION
PROPERTY #5, 11406 MORANG AVE. (M1)
ASSUMED LOCAL DESCRIPTION
PROPERTY #6, 11406 MORANG AVE. (M1)
ASSUMED LOCAL DESCRIPTION
PROPERTY #7, 11406 MORANG AVE. (M1)
ASSUMED LOCAL DESCRIPTION
PROPERTY #8, 11406 MORANG AVE. (M1)
ASSUMED LOCAL DESCRIPTION

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EXISTING SITE PLAN (PHOTO)







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