

City of Detroit

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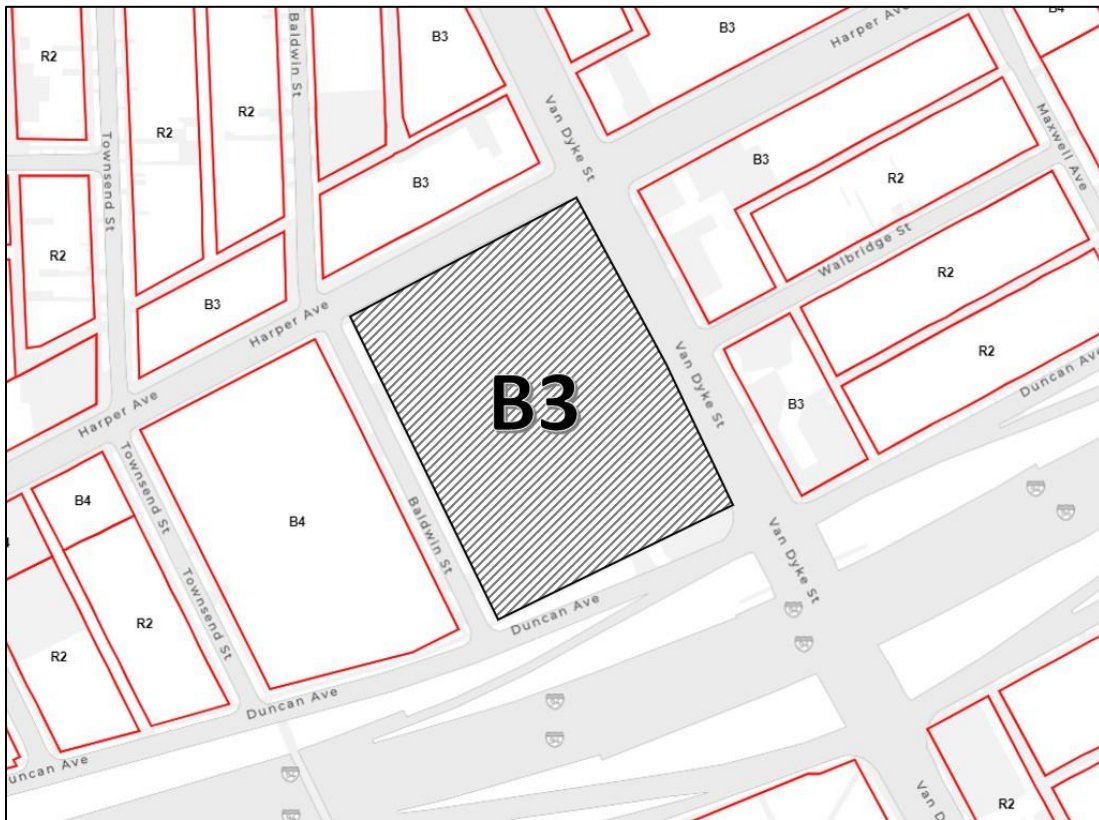
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Ritchie Harrison
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June 20, 2024

HONORABLE CITY COUNCIL

RE: Request of petitioner Anthony Watts and the City of Detroit City Planning Commission to rezone land generally bounded by Harper Avenue, Van Dyke Avenue, East Edsel Ford Service Drive, and Baldwin Avenue, from the current B3 (Shopping District) zoning classification to a B4 (General Business District) zoning classification. **(RECOMMEND APPROVAL)**

Before this Honorable Body is a zoning map amendment (rezoning) request for the subject area proposed to be rezoned from B3 to B4.



BACKGROUND AND PROPOSAL

Proposed Development

The City Planning Commission (CPC) has received a request from Anthony Watts to rezone the approximate west half of this block from B3 to B4 to permit a motor vehicle washing and detail shop, barber shop, and beauty shop. The CPC has joined as a co-petitioner to add the east half of this block to the request such that a larger area can be considered for B4 zoning. No improvements are proposed to the east half of this block.

Proposed site improvements (west half of block only) include the following:

- Demolition of building and surface improvements at 7700 Harper Ave.
- Remove existing surface improvements at former Municipal Parking Department (MPD) lot (7844 E Edsel Ford)
- Construction of a two-story building (15,144 sf footprint) and related site improvements
- Building first floor plan: 4-bay hand washing, 12-bay auto detailing shop, detail clean room, convenience store area, waiting area, restrooms, and mechanical rooms
- Building second floor plan: VIP room, barber shop and beauty shop with reception area, laundry room (not open to the public), and a mezzanine area

The proposed map amendment is being requested to permit the development of a motor vehicle washing and detail shop (car wash), among other retail uses. The below table summarizes zoning district permissibility for the proposed car wash use. The current B3 zoning district does not allow car washes. The proposed B4 district allows car washes as a Conditional Use. Conditional Uses are allowed only where reviewed and approved by the Buildings, Safety Engineering, and Environmental Department (BSEED) subject to a public hearing and compliance with Zoning Ordinance (ZO) approval criteria for conditional uses. The ZO permits motor vehicle detailing as an accessory use to approved car washes.

| Sec. 50-12-71 | Business | | | Industrial | | | | | Special | |
|--|-----------------|-----------|-----------|-------------------|-----------|-----------|-----------|-----------|----------------|-----------|
| Specific Land Use | B4 | B5 | B6 | M1 | M2 | M3 | M4 | M5 | PCA | TM |
| Motor vehicle washing and steam cleaning | C | C | R | R | R | R | R | R | C | R |

R = By-Right Use
C = Conditional Use

Existing Conditions

The area subject to this rezoning request includes four existing buildings along the Harper Avenue and Van Dyke Avenue perimeter frontage. Of these four buildings, only one (Van Dyke Liquor-Lotto) is occupied by an existing business. The other three buildings are vacant commercial or industrial. One existing building, 7700 Harper, would be demolished as part of the proposed development. Attached are photos of the existing buildings included in the area subject to this request.

The majority of site improvements are proposed in the area of the large parking lot that occupies nearly two-thirds of the rezoning area outlined in the below image. This unused parking lot is a former MPD commuter parking lot that is still owned by the city. The applicant has a signed purchase agreement with the city that includes this city owned parking lot and three additional city-owned sites with frontage on Harper Avenue.



Zoning District Descriptions

B3 Shopping District (Current)

The B3 Shopping District provides for a range of convenience and comparison shopping goods stores, which are generally grouped into neighborhood and community shopping centers, depending on the size of the area so mapped. Uses permitted are inclusive enough to allow for the provision of a broad range of goods and services for the consumer, and to allow for as much freedom and healthy competition in the commercial real estate market and commercial activities as is commensurate with other community values (Sec. 50-9-71).

B4 General Business District (Proposed)

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional (Sec. 50-9-101).

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

The zoning classifications and land uses surrounding the subject area are as follows.

- North: B3; Alkebu-lan Village and vacant commercial
- East: B3; Amoco gas station, Mt. Sinai House of Prayer, BP gas station, and vacant land
- South: I-94 (not subject to zoning)
- West: B4; DTE Substation (rezoned from R2 in 2021)

Master Plan Consistency (P&DD)

Impact on Surrounding Land Use

The B4 zoning permits more uses than the current B3 zoning. It permits the proposed uses as well as a large number of other commercial uses. The mixed-use building will attract some traffic, but likely not a significant amount more than the now-unused large parking lot that occupies the site. The surrounding uses are commercial or freeway, so are not particularly sensitive to traffic or noise.

Impact on Transportation

The upzoning permits uses that can result in significant car traffic but not in heavy truck traffic. The current zoning also permits many uses with large parking lots. There are bus routes on Harper Avenue to the north and Van Dyke Avenue to the east. Van Dyke Avenue (a block away) is classified as a Major Street and Harper Avenue as a Secondary Thoroughfare in the Master Plan and offer access to the site and have capacity to handle increased vehicular traffic.

Master Plan Interpretation

The area to be rezoned to B4 is located in the Airport neighborhood. It is designated Neighborhood Commercial (CN). Such areas "... generally consist of a large collection of contiguous storefronts along a street or streets. This commercial type is pedestrian oriented with wide sidewalks and landscaping. Parking should be on the street, in structures (with ground floor retail), at the rear of commercial establishments or in concentrated nodes at the periphery of the area.." The proposed rezoning to the B3 classification is generally consistent with the CN designation, as the character of the overall area is not likely to change and is only a square block in size.

Community Meeting

An in-person community meeting was held on February 3, 2024, at Alkebu-lan Village. The applicant has submitted minutes from this meeting, please see the Community Meeting attachment. Additionally, the applicant has attempted to contact surrounding property owners to discuss the project. The applicant has met with representatives of DTE, the property immediately to the west, and the owners of Van Dyke Liquor-Lotto (7760 Harper) within the boundary of the rezoning area.

March 7 CPC Public Hearing

On March 7, the CPC held a public hearing to consider the rezoning request. Attached is the presentation from this meeting. No public comment was received during the hearing. The CPC waived same-day action requirements for the rezoning and voted 7-0 to recommend approval of the request. The following items were discussed during consideration:

- The lack of perimeter landscape screening around the recently approved DTE substation site. CPC staff were informed by DTE that the landscaping may have been stolen from the site.
- If 7700 Harper is planned for demolition as part of the development. Yes.
- Development accessibility from Harper Avenue and visibility from I-94.
- The amount of parking that would be provided (72 spaces) and the ability to add windows on upper floors. The applicant stated that the amount of windows provided is based on a desire for security and to limit sunlight into the building for certain cleaning products used inside.

Rezoning Approval Criteria

Recommendations and decisions on rezonings shall be based on consideration of the following criteria.

- 1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact.
CPC staff: In the past couple of years, staff have observed a trend or desire to redevelop vacant or unoccupied commercial sites that have formerly hosted auto-oriented uses (bank with drive-through, auto repair, etc.) with development proposals that include a new auto-oriented use (drive-through restaurants, car washes). The redevelopment of the vacant former MPD parking lot for use as a car wash would be in line with this trend.
- 2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of the zoning code.
CPC staff: The Planning and Development Department has provided a Master Plan interpretation that the proposed amendment is consistent.
- 3) Whether the proposed amendment will protect the health, safety, and general welfare of the public.
CPC staff: The rezoning is not expected to have an adverse impact on the health, safety, and general welfare of the public.
- 4) Whether the city and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development.
CPC staff: Adequate public facilities and services should be available to the subject property due to its location at the intersection of Harper and Van Dyke. The petitioner will formally engage the city agencies and other service providers during the site plan and permitting process if this rezoning is approved.
- 5) Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management.
CPC staff: The rezoning is not expected to have a significant adverse impact on the natural environment as the entire block was previously developed as MPD parking and commercial buildings along the Harper and Van Dyke perimeter. The rezoning and corresponding redevelopment proposal would be required under the City Code to provide modern stormwater management infrastructure that should improve any existing stormwater impacts from existing improvements on the site.
- 6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract.
CPC staff: The rezoning is not expected to have a significant adverse impact on other property in the vicinity. The redevelopment of a substantially vacant commercial block should have a positive impact on adjacent property.
- 7) The suitability of the subject property for the existing zoning classification and proposed zoning classification.
CPC staff: The existing B3 zoning classification is intended to allow neighborhood and community-scale shopping centers. A recent example of development under B3 is the shopping center anchored by Meijer at the former State Fair Grounds. The lack of development and activity that has occurred on the block may be an indication that B3 zoning is no longer appropriate for the block. The subject property appears to be suitable for the proposed B4 zoning classification and corresponding zoning requirements.

8) Whether the proposed rezoning will create an illegal “spot zone.”

CPC staff: The proposed rezoning will not create an illegal spot zone. The CPC has joined in this rezoning as a co-petitioner so that the entire block would be rezoned. Additionally, the proposed rezoning would also provide contiguous B4 zoning along the south side of Harper between Van Dyke to the east and Helen Street (I-94) at the west end.

CPC RECOMMENDATION

Based on the above analysis and consistent with the approval criteria of Section 50-3-70, the CPC voted 7-0 to recommend approval of this request at its March 7, 2024, meeting.

Respectfully submitted,

DONOVAN SMITH, CHAIRPERSON



Marcell R. Todd, Jr., Director
Eric Fazzini, City Planner

Attachments: Community Meeting Minutes
6401 Van Dyke photo
7760 Harper photo
7738 Harper photo
7700 Harper Front photo
7700 Harper Rear photo
Site Plan
Building Plans
March 7 CPC Presentation
PDD Master Plan Interpretation
Updated Zoning Map 24
Rezoning Ordinance

cc: Antoine Bryant, Director, P&DD
Karen Gage, P&DD
Greg Moots, P&DD
John Truong, HRD
Sarah Carlson, HRD
David Bell, Director, BSEED
Conrad L. Mallett, Corporation Counsel
Bruce Goldman, Law
Office of Scott Benson, City Council Member, District 3

SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-26, *District Map No. 24*, to establish a B4 (General Business District) zoning classification where a B3 (Shopping District) zoning classification currently exists for parcel identification numbers 17001183, 17001182, 17001181, 17001180, 17001179, 17001178, 17010006, and 17001100, commonly known as 7700 Harper, 7724 Harper, 7730 Harper, 7738 Harper, 7746 Harper, 7760 Harper, 6401 Van Dyke, and 7844 East Edsel Ford, on land generally bounded by Harper Avenue, Van Dyke Avenue, East Edsel Ford Service Drive, and Baldwin Avenue.

1 **BY COUNCIL MEMBER _____** :

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by
3 amending Article XVII, *Zoning District Maps*, Section 50-17-26, *District Map No. 24*, to establish
4 a B4 (General Business District) zoning classification where a B3 (Shopping District) zoning
5 classification currently exists for parcel identification numbers 17001183, 17001182, 17001181,
6 17001180, 17001179, 17001178, 17010006, and 17001100, commonly known as 7700 Harper,
7 7724 Harper, 7730 Harper, 7738 Harper, 7746 Harper, 7760 Harper, 6401 Van Dyke, and 7844
8 East Edsel Ford, on land generally bounded by Harper Avenue, Van Dyke Avenue, East Edsel
9 Ford Service Drive, and Baldwin Avenue.

10 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**
11 **THAT:**

12 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, is amended as follows:

13 **CHAPTER 50. ZONING**

14 **ARTICLE XVII. ZONING DISTRICT MAPS**

15 **Sec. 50-17-26. District Map No. 24.**

16 For parcel identification numbers 17001183, 17001182, 17001181, 17001180, 17001179,
17 17001178, 17010006, and 17001100, commonly known as 7700 Harper, 7724 Harper, 7730
18 Harper, 7738 Harper, 7746 Harper, 7760 Harper, 6401 Van Dyke, and 7844 East Edsel Ford, on
19 land generally bounded by Harper Avenue, Van Dyke Avenue, East Edsel Ford Service Drive, and
20 Baldwin Avenue, with legal descriptions as follows:

21 S HARPER 7, 6&5 GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 100.05 IRREG

22 S HARPER 4 GEO H MARTZS SUB L14 P5 PLATS, W C R 17/103 26.52 IRREG

1 S HARPER TRIANG PT OF 2 BG W 1.50 FT ON N LINE & N 99.70 FT ON W LINE 3
2 GEORGE H MARTZS SUB L14 P5 PLATS, W C R 17/103 28.02 IRREG
3 S HARPER 1&2 EXC W 1.5 FT ON N LINE & RG S TO A PTE GEO H MARTZS SUB
4 L14 P5 PLATS, W C R 17/103 51.68 IRREG
5 S HARPER 2&1 POTTERS SUB L13 P92 PLATS, W C R 17/102 53.35 IRREG
6 S HARPER 3 THRU 9 EXC VAN DYKE AS WD POTTERS SUB L13 P92 PLATS, W
7 C R 17/102 70.08 X 221.04A
8 W VAN DYKE 13 EXC W 7.03 FT 14 THRU 21 E 1.39 FT 22 AND VAC DUNCAN &
9 ALLEYS ADJ EXC VAN DYKE AS WD POTTERS SUB L13 P92 PLATS, W C R
10 17/102 247.10 IRREG
11 N EDSEL FORD E 8 THRU 30 GEO H MARTZ SUB L14 P5 PLATS, W C R 17/103 10
12 THRU 12 W 7.03 FT 13 W 41.73 FT 22 POTTERS SUB L13 P92 PLATS, WCR 17/102
13 AND VAC WALBRIDGE AND ALLEYS ADJ 17/-- 2.32 AC


14 the existing B3 (Shopping District) zoning classification is amended to the B4 (General Business
15 District) zoning classification.

16 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are
17 repealed.

18 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
19 health, safety, and welfare of the people of the City of Detroit.

20 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication
21 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)
22 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Conrad L. Mallett
Corporation Counsel



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

TO: Mr. Marcell Todd, Director, City Planning Commission
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for **Rezoning**
DATE: March 11, 2024

RE: **Master Plan of Policies review of the request of Anthony Watts and the City Planning Commission to rezone land bounded by Harper Avenue, Van Dyke Avenue, East Edsel Ford Service Drive, and Baldwin Avenue, from the current B3 (Shopping District) zoning classification to a B4 (General Business District) zoning classification.**

Dear Mr. Todd:

Pursuant to the City of Detroit's City Charter (Sections 6-202 and 6-204), the Planning and Development Department (P&DD) submits the following review of the proposed rezoning. The proposed map amendment is at the request of Anthony Watts and the City Planning Commission.

Location

The eight parcels are bounded by Harper Avenue, Van Dyke Avenue, East Edsel Ford Service Drive, and Baldwin Avenue.

Existing Site Information

The western portion of the site contains the former Municipal Parking Department parking lot and a commercial building, both of which are proposed to be removed. The eastern portion of the site contains two commercial buildings and are not proposed to change. The site is approximately 4 acres in size.

Surrounding Site Information

North (across Harper Ave.): Occupied and vacant commercial

East (across Van Dyke Ave.): Commercial (gas stations), institutional, and vacant land

South: I-94 Expressway

West (across Baldwin Ave.): DTE Substation

Project Proposal

The rezoning is being requested to permit the construction of two-story building containing a motor vehicle washing facility and detail shop on the first floor and a barber shop and beauty shop on the second.

| | | |
|----|----|----|
| X | 23 | 25 |
| X | 24 | 25 |
| 14 | 13 | 27 |



Interpretation

Impact on Surrounding Land Use

The B4 zoning permits more uses than the current B3 zoning. It permits the proposed uses as well as a large number of other commercial uses. The mixed-use building will attract some traffic, but likely not a significant amount more than the now-unused large parking lot that occupies the site. The surrounding uses are commercial or freeway, so are not particularly sensitive to traffic or noise.

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The area to be rezoned to B4 is located in the Airport neighborhood. It is designated Neighborhood Commercial (CN). Such areas "... generally consist of a large collection of contiguous storefronts along a street or streets. This commercial type is pedestrian oriented with wide sidewalks and landscaping. Parking should be on the street, in structures (with ground floor retail), at the rear of commercial establishments or in concentrated nodes at the periphery of the area.." The proposed rezoning to the B3 classification is generally **consistent** with the CN designation, as the character of the overall area is not likely to change and is only a square block in size.

Respectfully Submitted,



Gregory Moots

Planning and Development Department

Attachments

Future General Land Use Map: Map 1-1B, Neighborhood Cluster 1, Airport

CC: Karen Gage
Antoine Bryant, Director



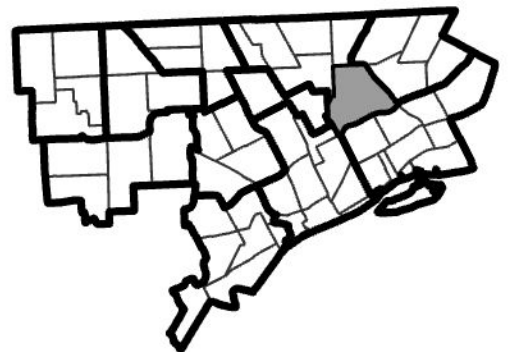
Map 1-1B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 1 Airport



Future Land Use

| | | |
|--|--|---------------------------|
| Low Density Residential (RL) | Thoroughfare Commercial (CT) | Mixed - Town Center (MTC) |
| Low / Medium Density Residential (RLM) | Special Commercial (CS) | Recreation (PRC) |
| Medium Density Residential (RM) | General Industrial (IG) | Regional Park (PR) |
| High Density Residential (RH) | Light Industrial (IL) | Private Marina (PRM) |
| Major Commercial (CM) | Distribution / Port Industrial (IDP) | Airport (AP) |
| Retail Center (CRC) | Mixed - Residential / Commercial (MRC) | Cemetery (CEM) |
| Neighborhood Commercial (CN) | Mixed - Residential / Industrial (MRI) | Institutional (INST) |

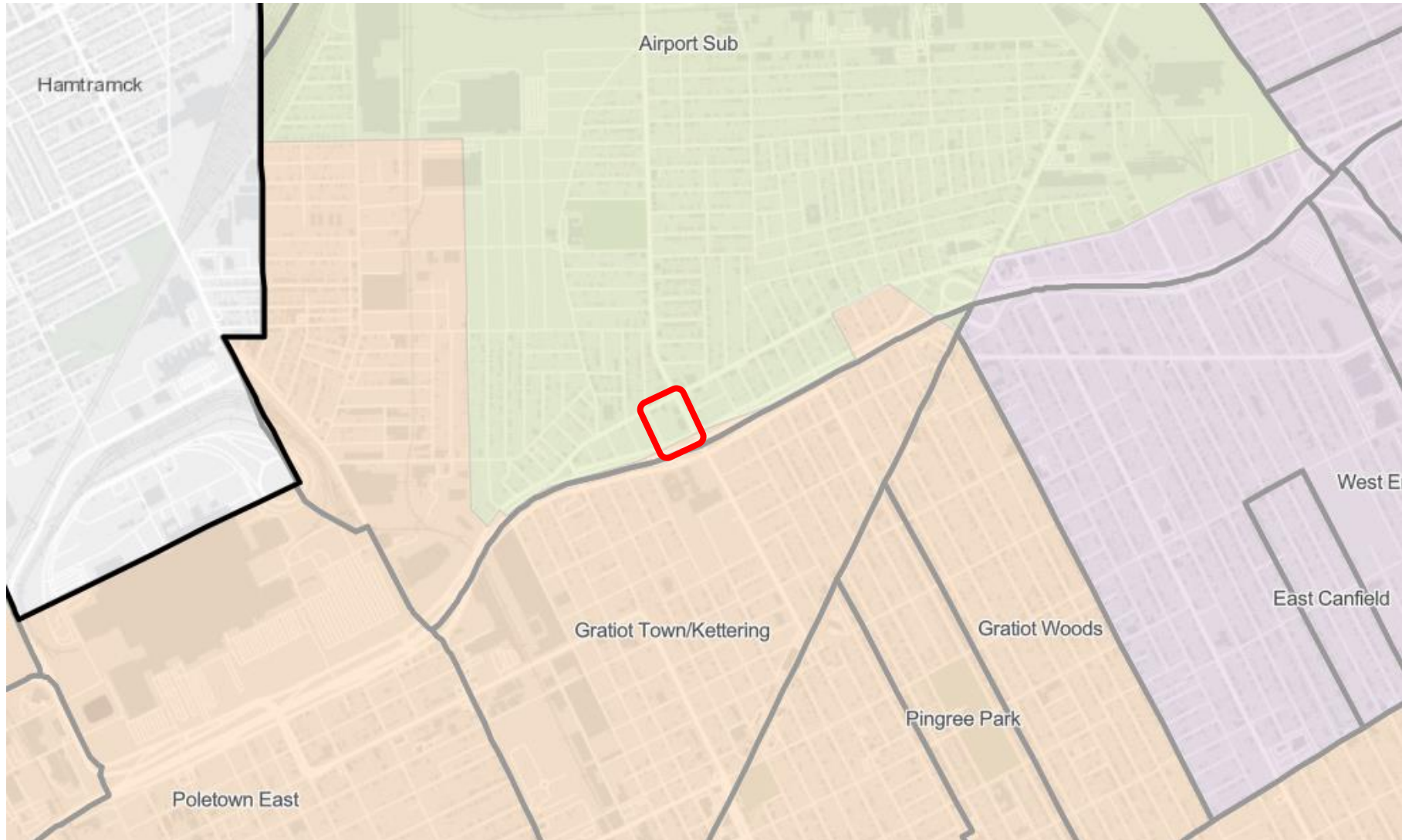




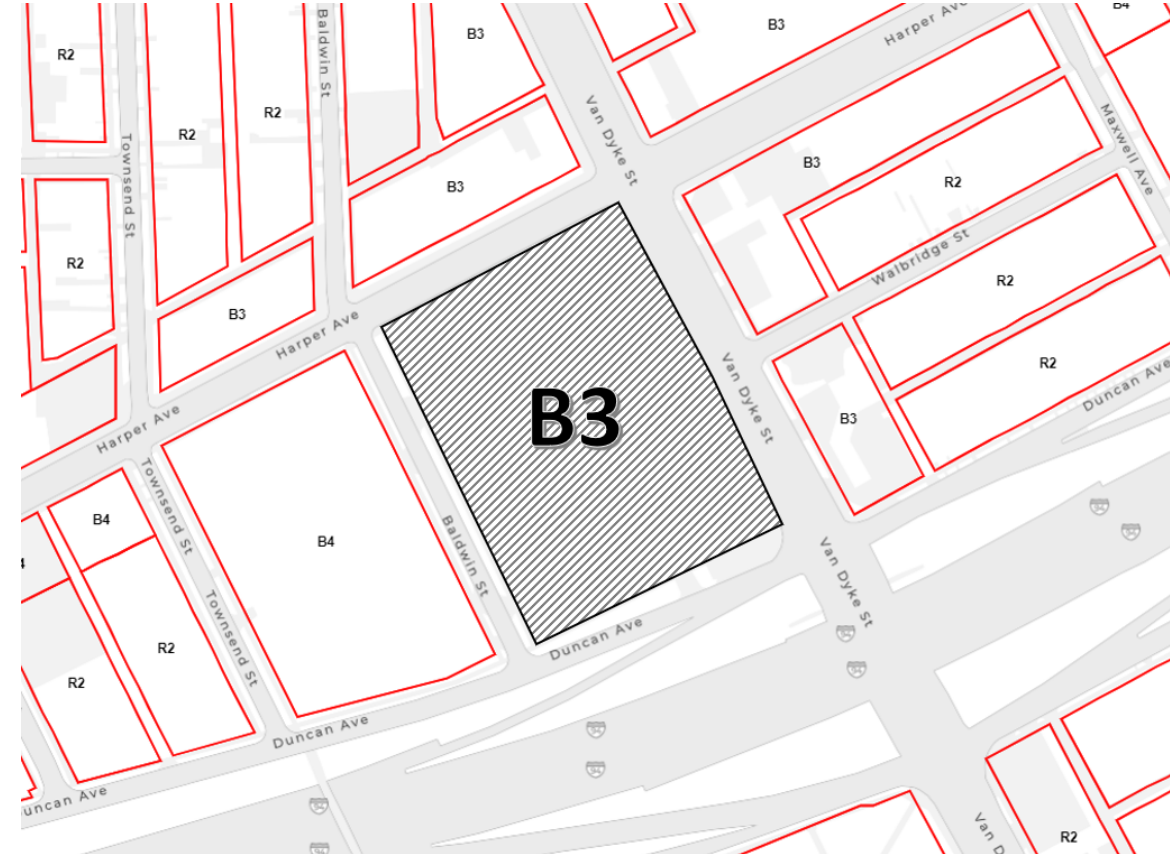
AGENDA III.A. 5:15 PM PUBLIC HEARING

The request of petitioner Anthony Watts and the City of Detroit City Planning Commission to rezone land generally bounded by Harper Avenue, Van Dyke Avenue, East Edsel Ford Service Drive, and Baldwin Avenue, from the current B3 (Shopping District) zoning classification to a B4 (General Business District) zoning classification.

Council District 3, Airport Sub



SW of Harper Ave & Van Dyke Ave



SW of Harper Ave & Van Dyke Ave



Development Site (MPD lot)

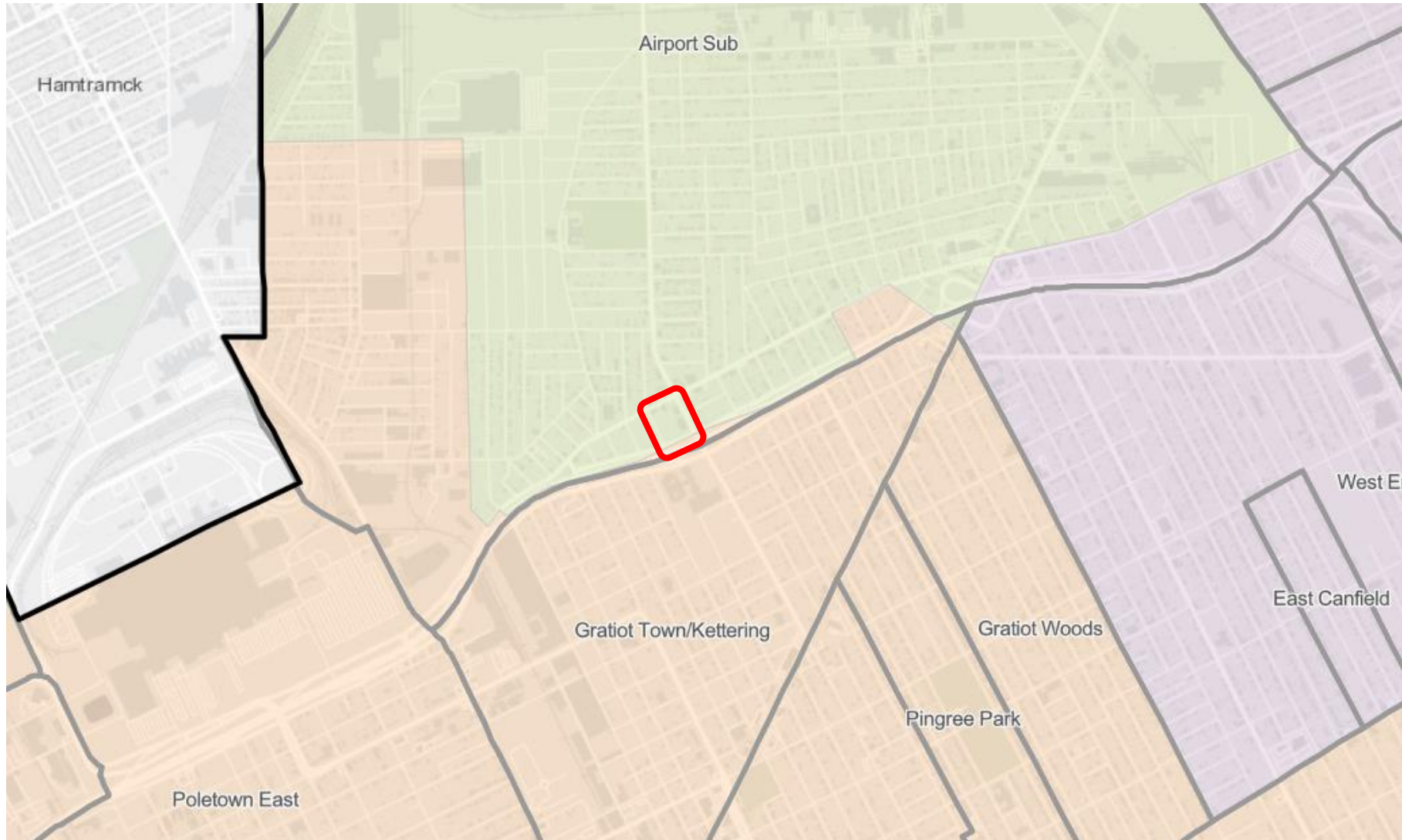




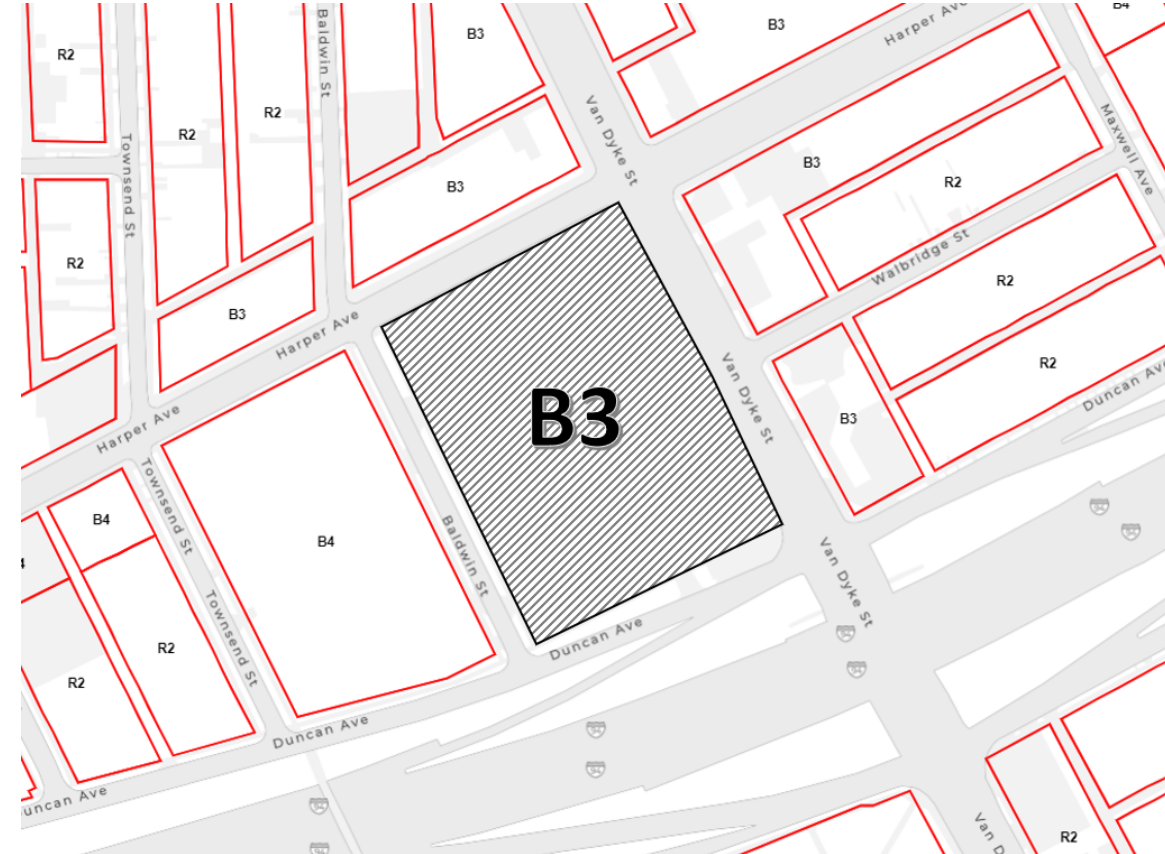
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Council District 3, Airport Sub



SW of Harper Ave & Van Dyke Ave



SW of Harper Ave & Van Dyke Ave



Development Site (MPD lot)



6401 Van Dyke



7760 Harper



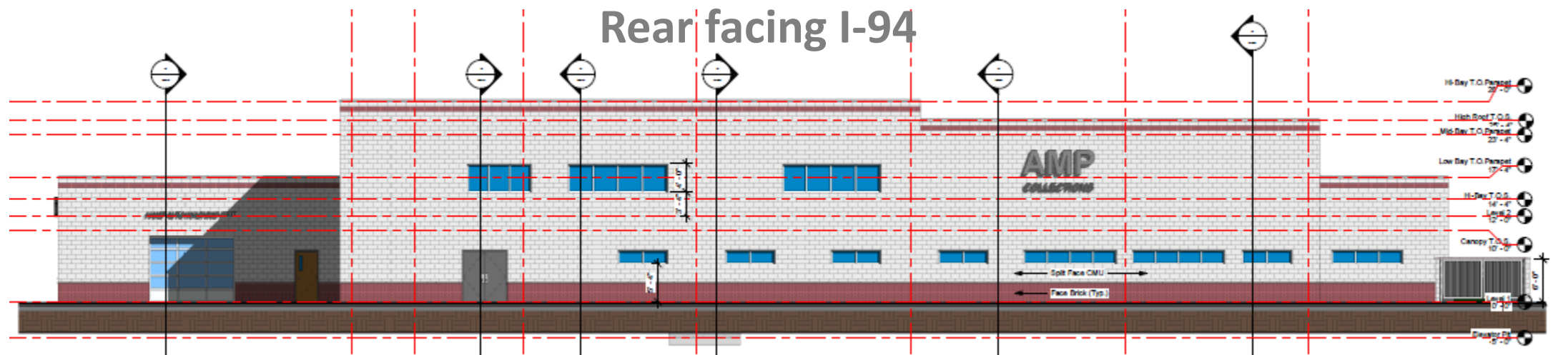
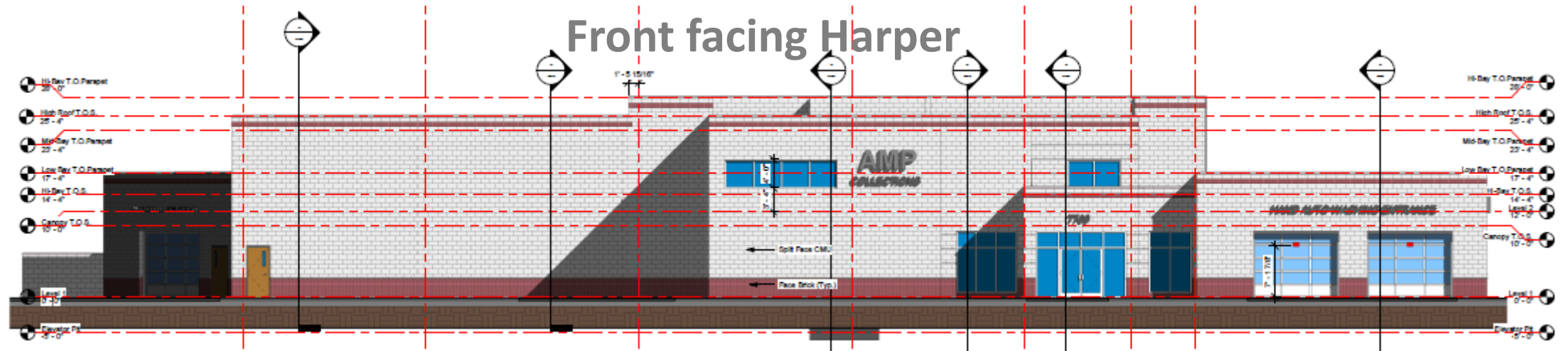
7738 Harper



7700 Harper

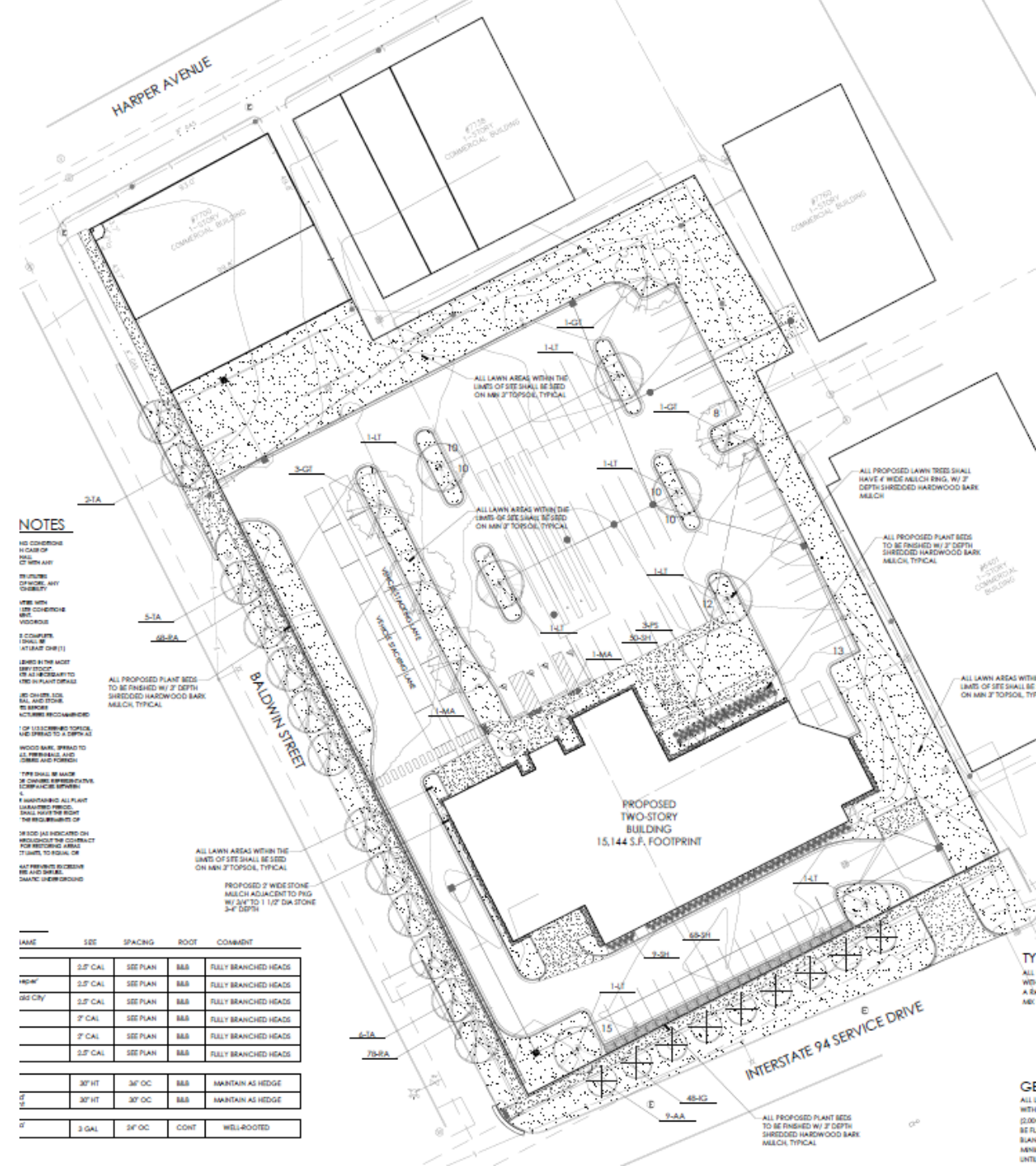


Proposed Elevations



Next Steps

- B4 requested to permit a Car Wash
 - Conditional Use approval required
 - Development site 2.5 acres
 - Two-story building (15,144 sf footprint)
-
- **Community meeting held on Feb. 3**
 - **Applicant has attempted to contact immediate neighbors**
-
- **P&DD Master Plan consistency findings to be provided at next CPC meeting**
 - **CPC may provide a recommendation at a future meeting**



6401 Van Dyke



7760 Harper



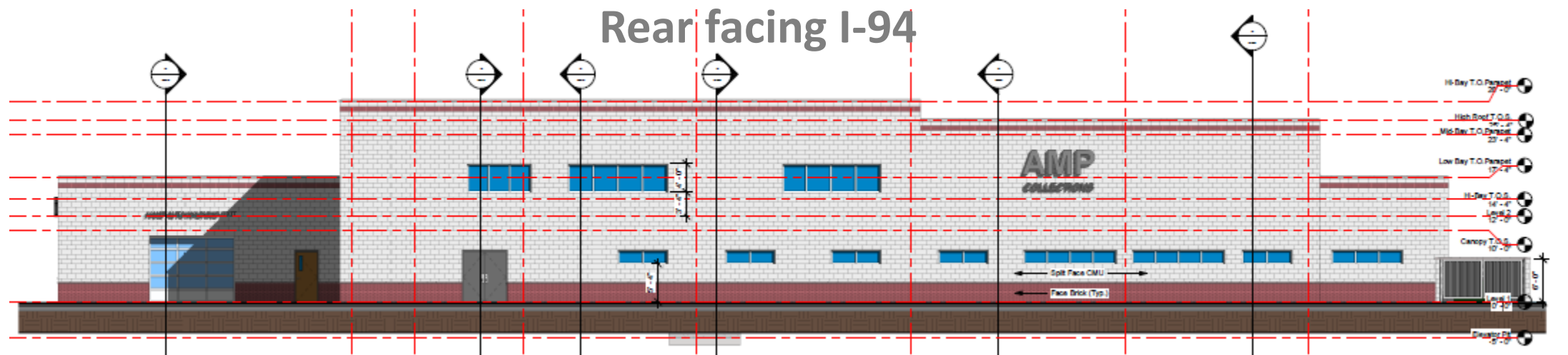
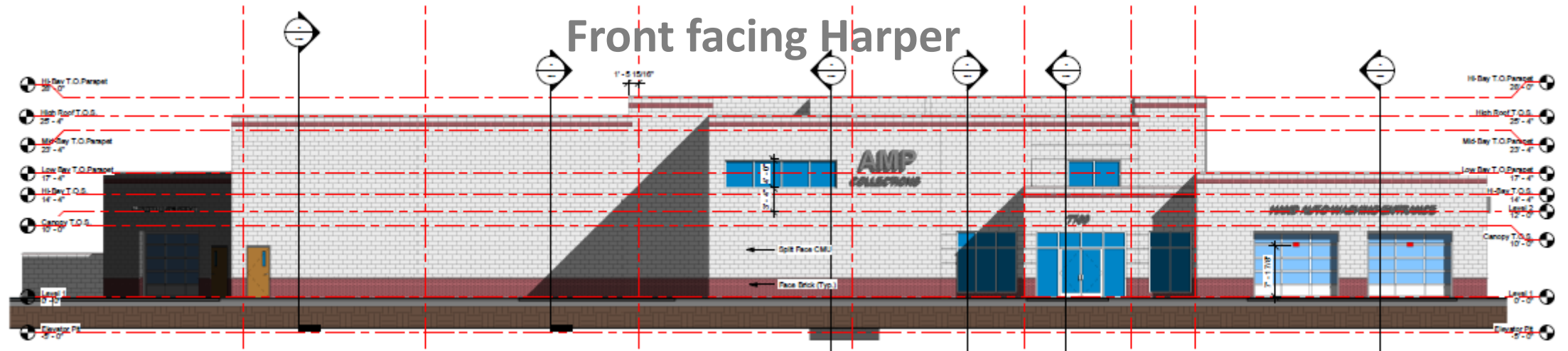
7738 Harper

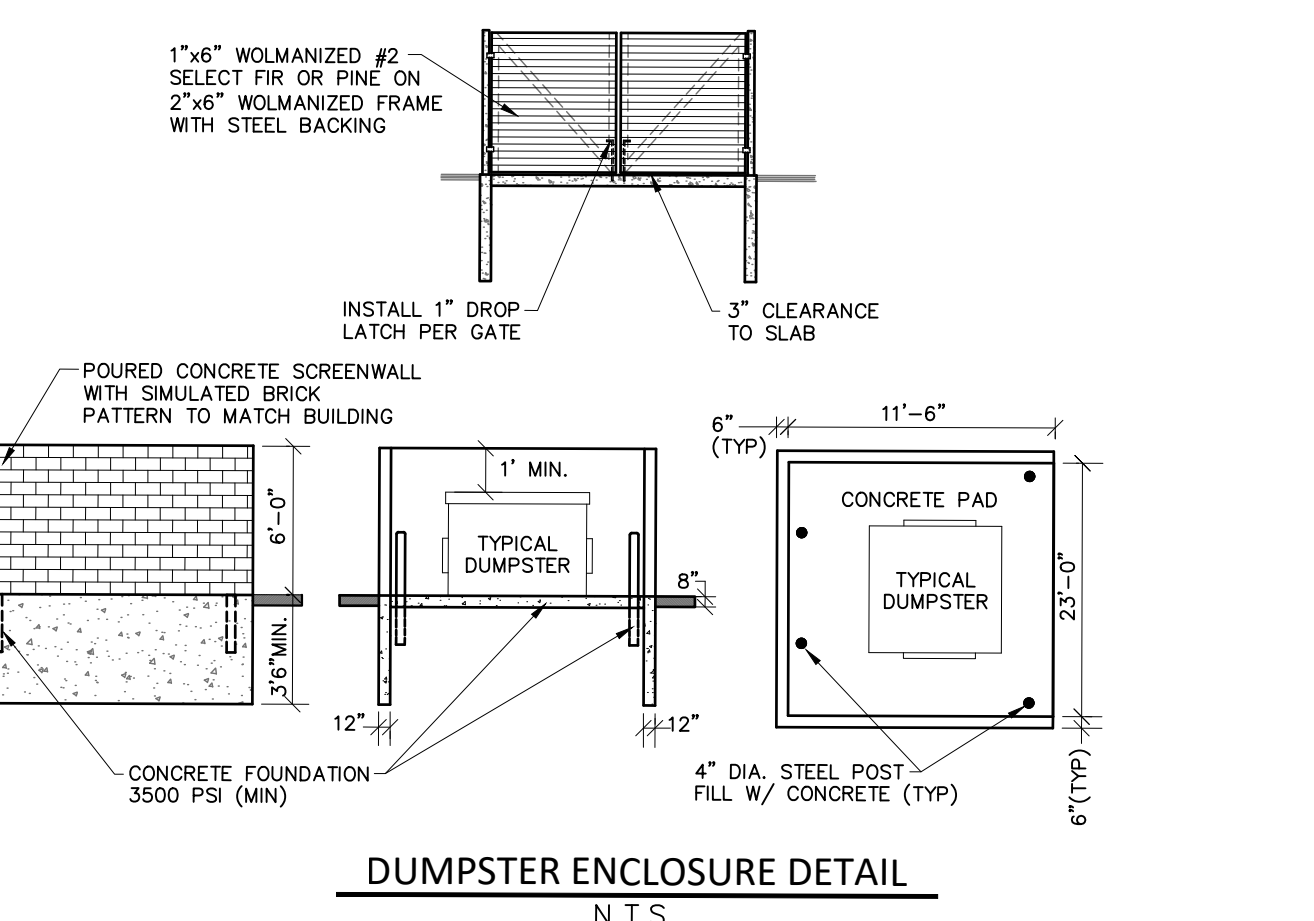
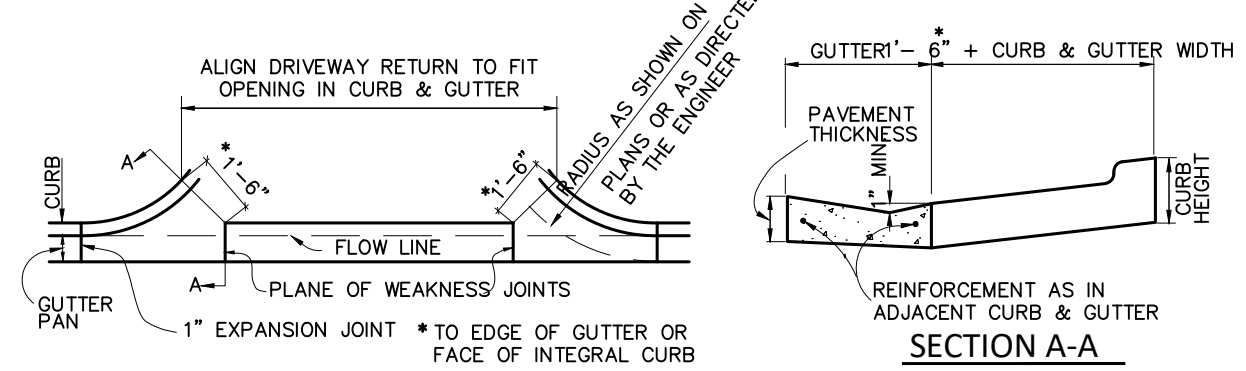
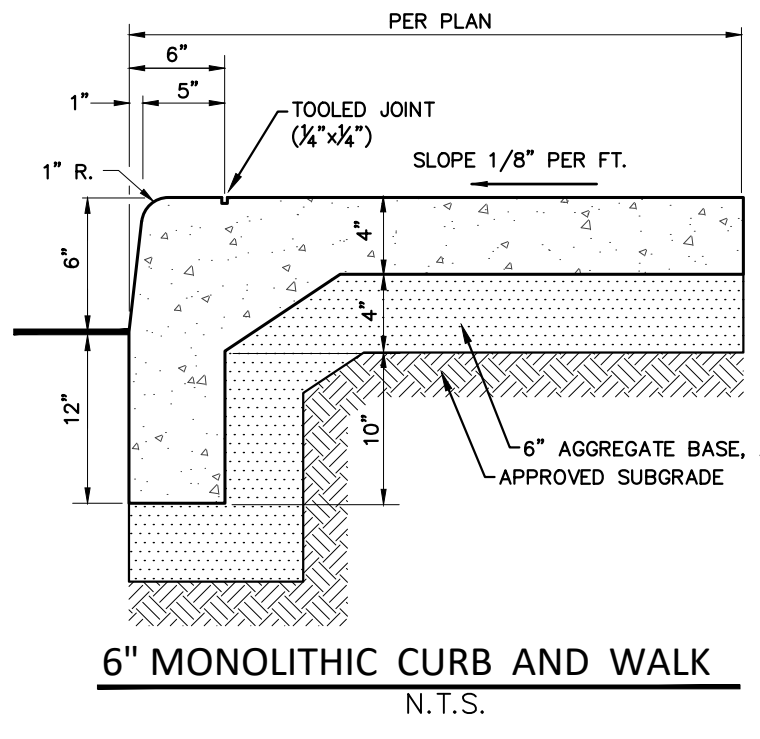
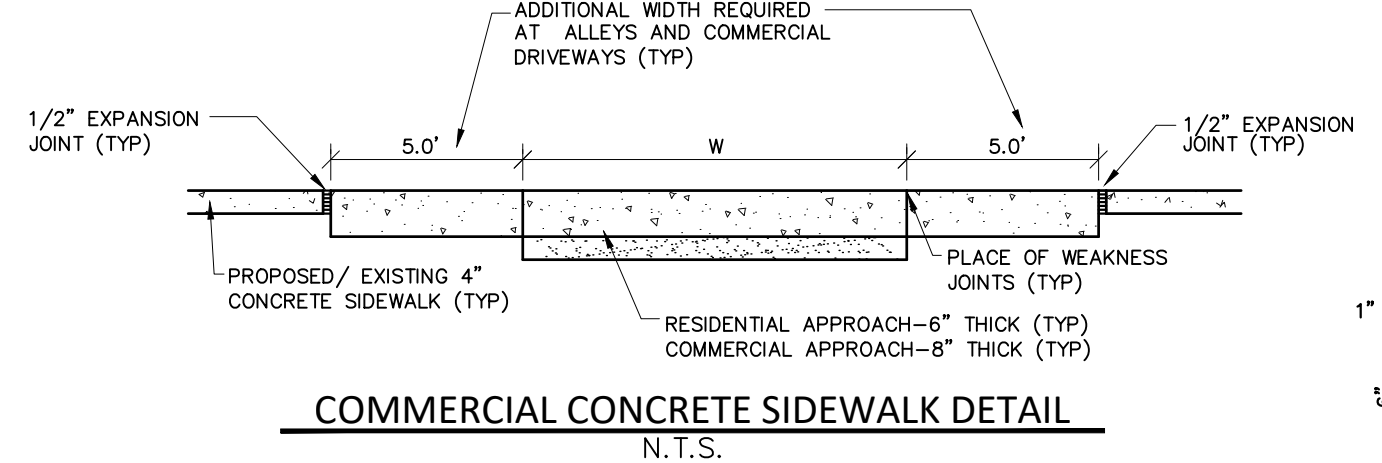
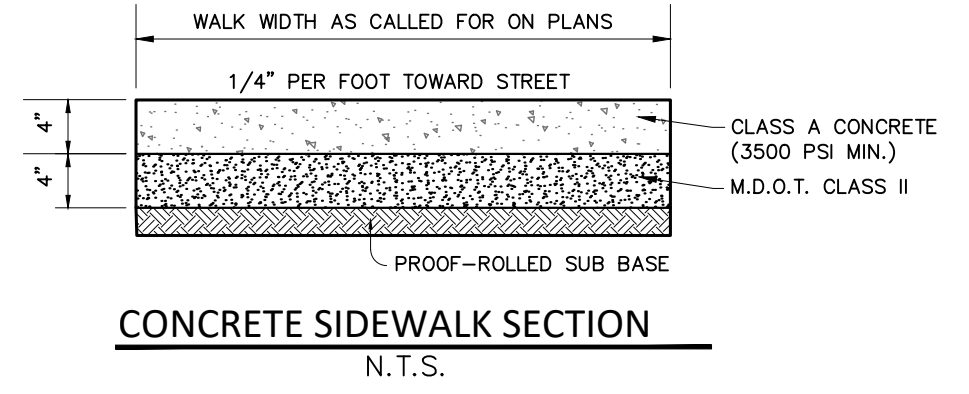
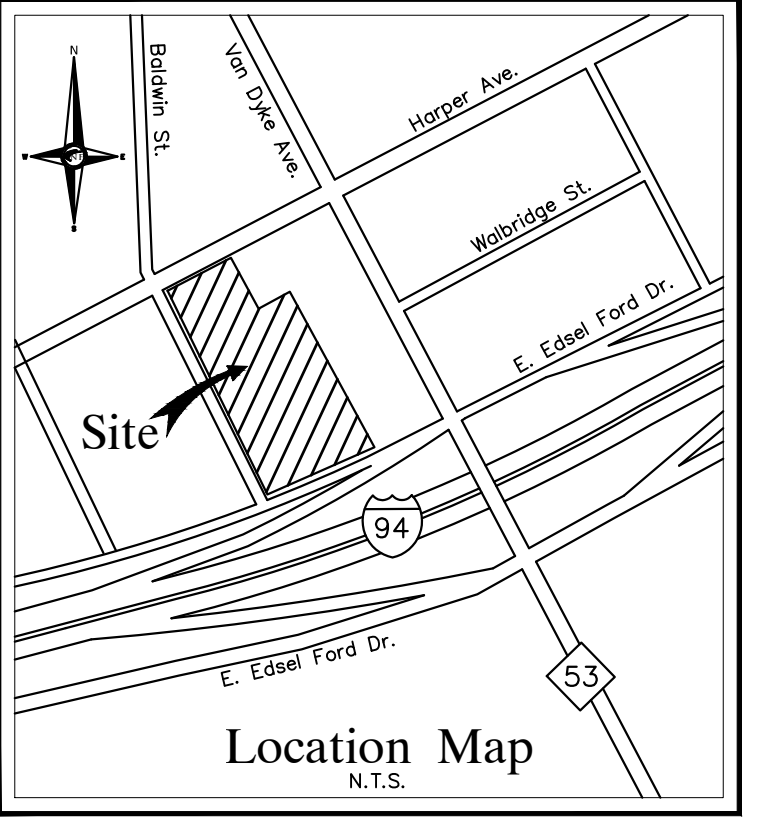
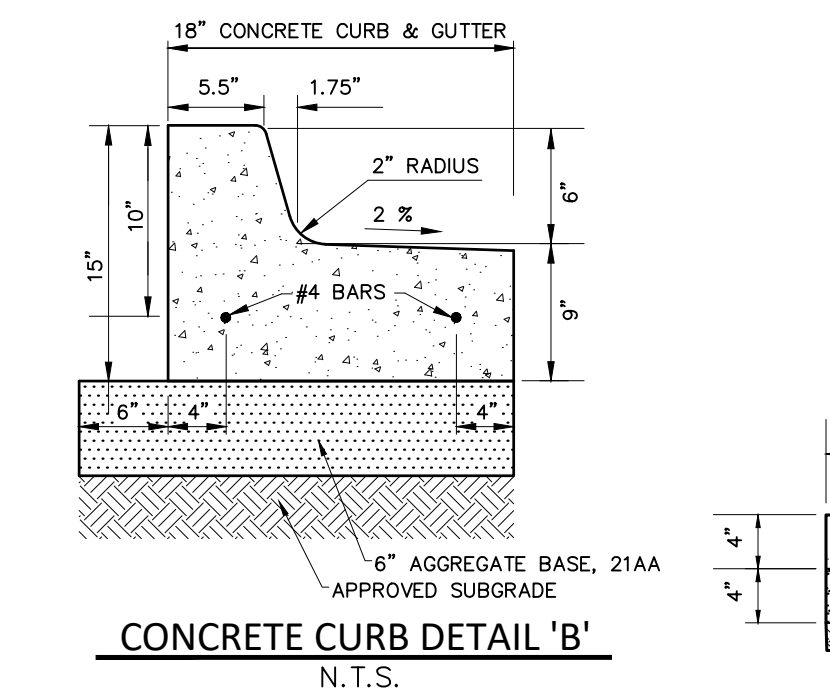
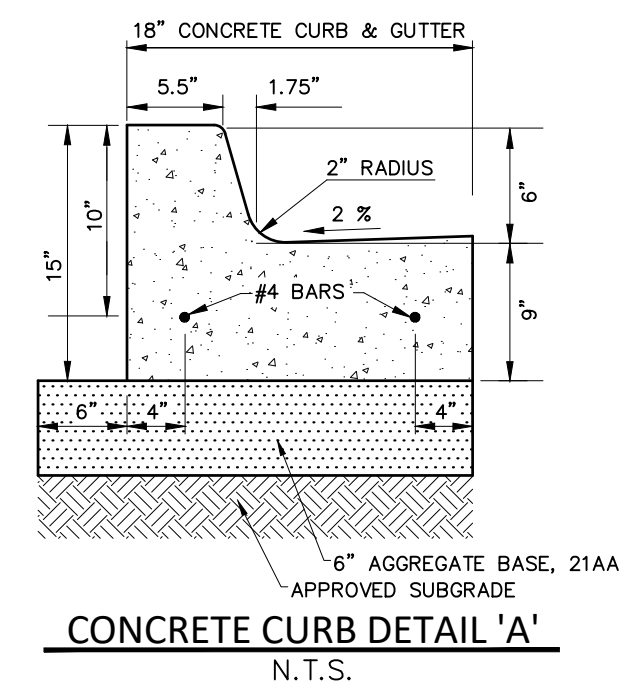
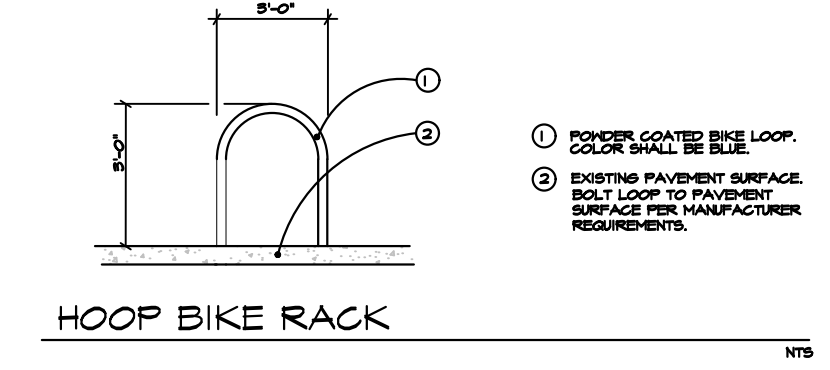
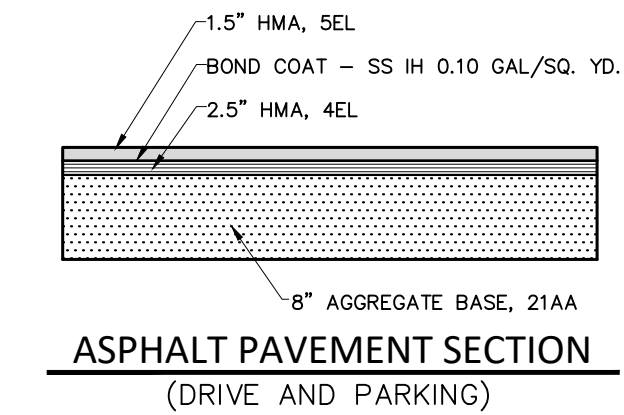
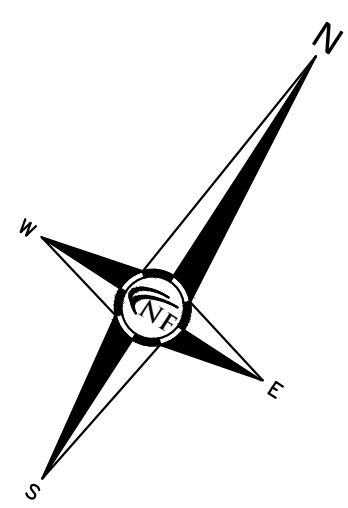
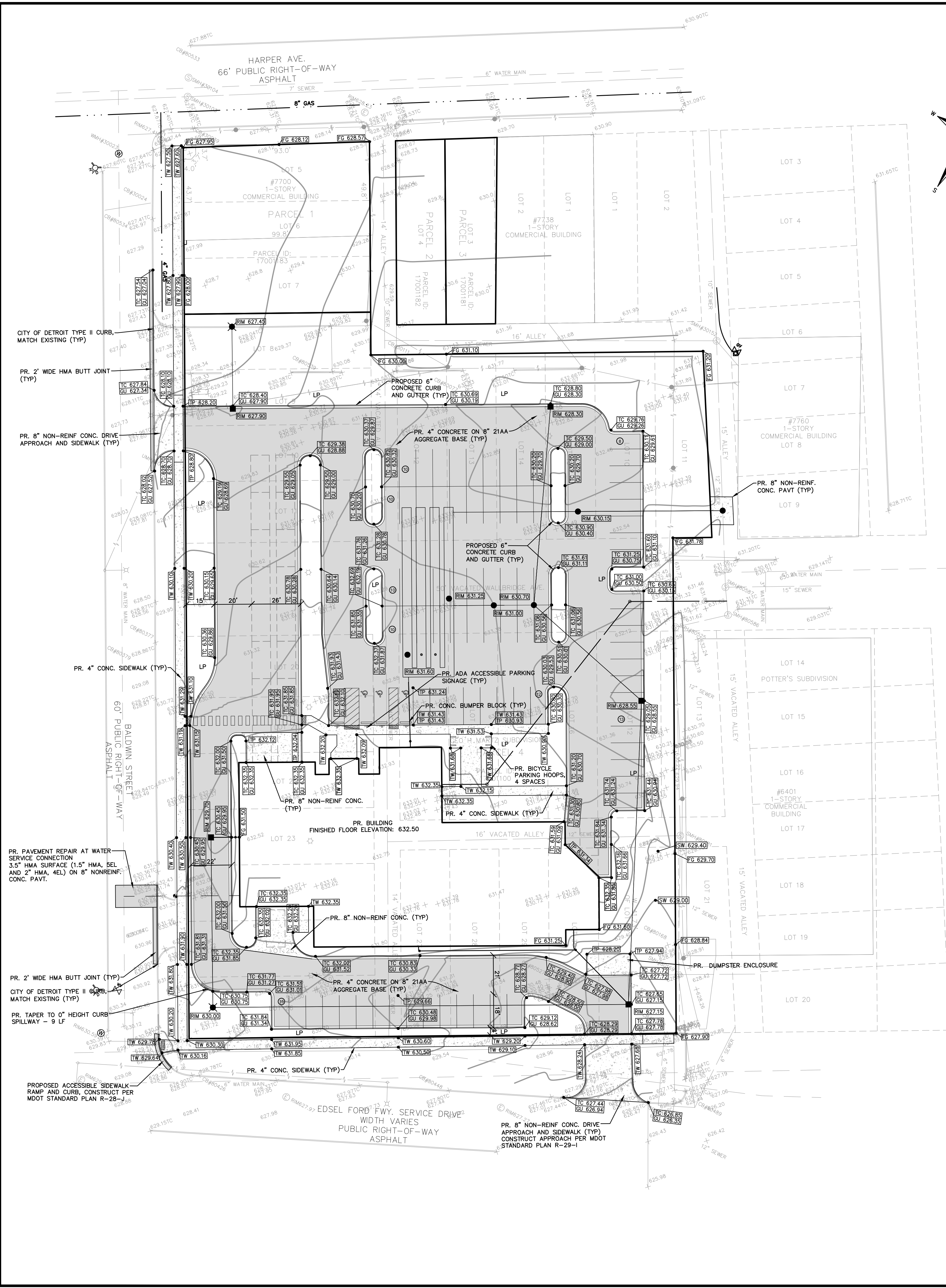


7700 Harper



Proposed Elevations





ESTIMATED QUANTITIES PRIVATE SITE WORK

| DESCRIPTION | QUANTITY | UNITS |
|-------------|----------|-------|
| 4\"/> | | |

DETROIT RIGHT-OF-WAY

| DESCRIPTION | QUANTITY | UNITS |
|-------------|----------|-------|
| 4\"/> | | |

MDOT RIGHT-OF-WAY

| DESCRIPTION | QUANTITY | UNITS |
|-------------|----------|-------|
| 4\"/> | | |

PAVING LEGEND

| | |
|--|----------------------------|
| | PROPOSED CONCRETE PAVEMENT |
| | PROPOSED ASPHALT PAVEMENT |

LEGEND

| | | | |
|--|-----------------------|--|-------------------------------|
| | MANHOLE | | EXISTING SANITARY SEWER |
| | HYDRANT | | GATE VALVE |
| | MANHOLE CATCH BASIN | | EXISTING WATERMAIN |
| | UTILITY POLE | | EXISTING STORM SEWER |
| | GUY WIRE | | EX. R. Y. CATCH BASIN |
| | LIGHT POLE | | EXISTING BURIED CABLES |
| | SIGN | | OVERHEAD LINES |
| | EXISTING GAS MAIN | | PROPOSED LIGHT POLE |
| | PR. SANITARY SEWER | | PR. TOP OF CURB ELEVATION |
| | PR. WATER MAIN | | PR. GUTTER ELEVATION |
| | PR. STORM SEWER | | PR. TOP OF WALK ELEVATION |
| | PR. R. Y. CATCH BASIN | | PR. TOP OF P.V.M.T. ELEVATION |
| | FG 600.00 | | FINISH GRADE ELEVATION |

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE HMA 4EL, 20AA; SURFACE COURSE - MDOT BITUMINOUS MIXTURE HMA 5EL, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6\"/>

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADI.

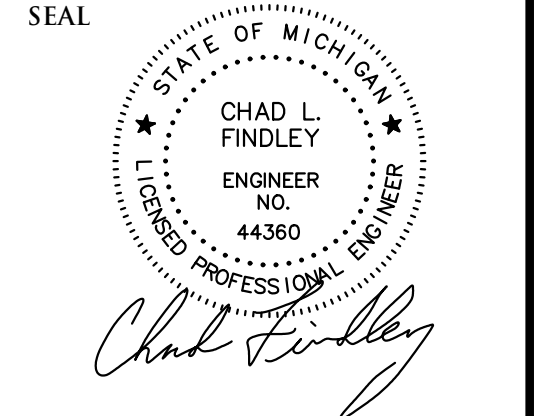
SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 28 WEST ADAMS, SUITE 210
 DETROIT, MI 48226
 TEL. (313) 965-2444
 FAX. (248) 332-8257
 WWW.NOWAKFRAUS.COM



PROJECT
 AMP Collection, LLC
 7700 Harper Ave.

CLIENT
 AMP Collection, LLC.
 17145 Runyon St.
 Detroit, MI 48234

CONTACT
 Mr. Anthony Watts
 Tel: 248-825-1381
 Email: wattasant@aol.com

PROJECT LOCATION
 Part of "Geo. H. Martz's
 Subdivision of the West Part
 of P.C. 390"
 City of Detroit,
 Wayne County, Michigan

SHEET
 Paving & Grading Plan



DATE ISSUED/REVISED

DRAWN BY:
 D. Goschka

PROJECT MANAGER:
 D. Goschka

APPROVED BY:
 C. Findley

DATE:
 October 25, 2023

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.
 M198 C3

AMP Collection Shops

Project Location:
 7700 Harper Ave.
 Detroit, MI 48213

Submittal and Revisions

| No. | Description | Date |
|-----|------------------|-----------|
| 1 | Owner Revision 1 | 9-15-2023 |
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Owner



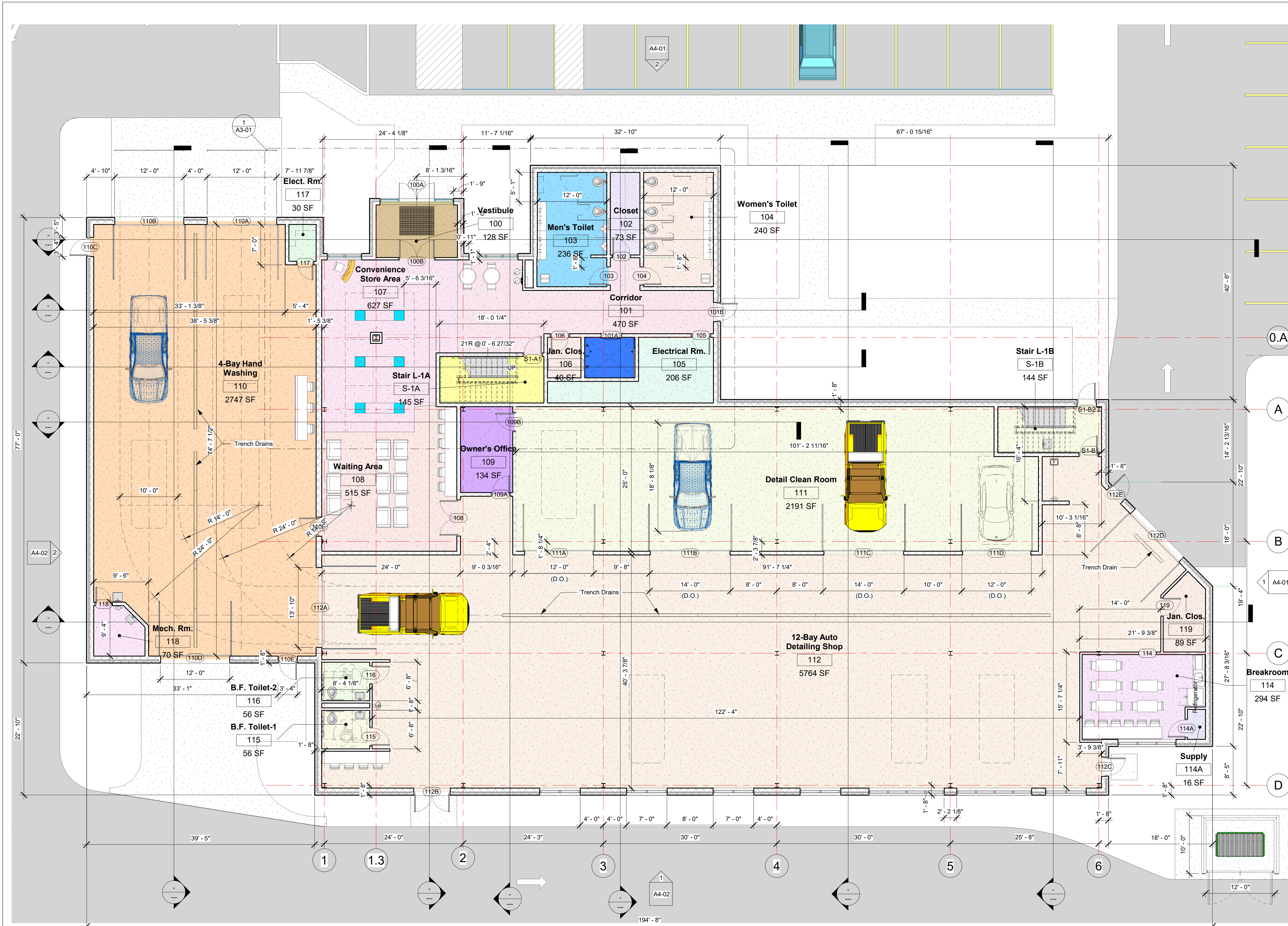
First Floor Plan

| | |
|----------------|---------------|
| Project Number | 2023.05.19 |
| Date | Dec. 26, 2023 |
| Drawn By | CEM |
| Checked By | C. McCrary |

A2-01

| | |
|-------|--------------|
| Scale | 1/8" = 1'-0" |
|-------|--------------|

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2/2/2024 3:20:49 PM

AMP COLLECTION
Community Meeting Minutes
Alkebu-lan Village
7701 Harper Ave
Detroit, MI 48213

Minutes:

Opening Meeting: 11:30am

A Watts introduce himself and give some background information about himself.

Mr. Watts, inform the group he went to Osborn HI and Trombly Adult High School the same place where DTE Energy Substation is located.

Mr. Watts, inform the group in his teenager years he used to wash cars and cut hair.

Mr. Watts, inform the group his plans to open a barbershop, beauty salon and hand wash detail shop on the land directly across the street.

Mr. Watts introduces his architect Charles McCrary:

Mr. McCrary states the building will be 24 thousand sq ft.

Mr. McCrary walks around with his I-Pad and show the group renderings of the building.

Mr. Watts and Mr. McCrary open up the floor for questions:

Mr. Cofield ask Mr. Watts is this development a Sole Proprietorship and what is the budget. Mr. Watts informs Mr. Cofield the development is a Sole Proprietorship.

Mr. says he cannot release the budget right now.

Ms. Brenda Young ask what part of the property will the building be built on?

Mr. Watts inform her the building will be built on the back part of the property off I-94 service drive.

Ms. Young asks what is going to happen to the building on harper

Mr. Watts inform her that building will be demolished.

Ms. Linda Cooper asked where are people going to park?

Mr. Watts, states there will be sufficient parking on the 2 plus acre lot.

Ms. Cooper asks Mr. Watts what is the time frame to get the building built.

Mr. Watts states he has to first get the property rezone. Mr. McCrary states Mr. Watts has to get the property rezoned from a B3 to B4. Mr. Watts states he has to get Detroit City Council approval.

Mr. Watts states he anticipate to start construction in early 2025.

Mr. Watts asks are there any more questions?

Many people say they are very excited about his development.

Meeting closes: 12:30pm.

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