

City of Detroit

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March 6, 2025

HONORABLE CITY COUNCIL

RE: The request of Ronald Hatmaker and the Detroit City Planning Commission as a co-petitioner to rezone the properties located at 4344 McGraw, 4338 McGraw, 4332 McGraw, 4324 McGraw Street, 4320 McGraw Street, 4314 McGraw Street, 4306 McGraw Street, and 4302 McGraw Street where an R2 (Two-Family Residential) zoning classification is shown to an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification. **(RECOMMEND APPROVAL – ORDINANCE INCLUDED FOR INTRODUCTION TO SET A PUBLIC HEARING)**

NATURE OF REQUEST

The City Planning Commission (CPC) has received a request from Ronald Hatmaker to permit the current vacant building and vacant parcels to be utilized as an indoor commercial recreation facility. More specifically, the request amends Article XVII, Section 50-17-47, District Map No. 45 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where an R2 (Two-Family Residential) zoning classification is shown at 4344 McGraw, 4338 McGraw, 4332 McGraw, 4324 McGraw Street, 4320 McGraw Street, 4314 McGraw Street, 4306 McGraw Street, and 4302 McGraw Street. The subject properties are generally bound by an alley to the north, Hartford Street to the east, McGraw to the south, and John E Hunter Street to the west. The City Planning Commission staff joins the petitioner in order to initiate rezoning of the entire block.

BACKGROUND AND

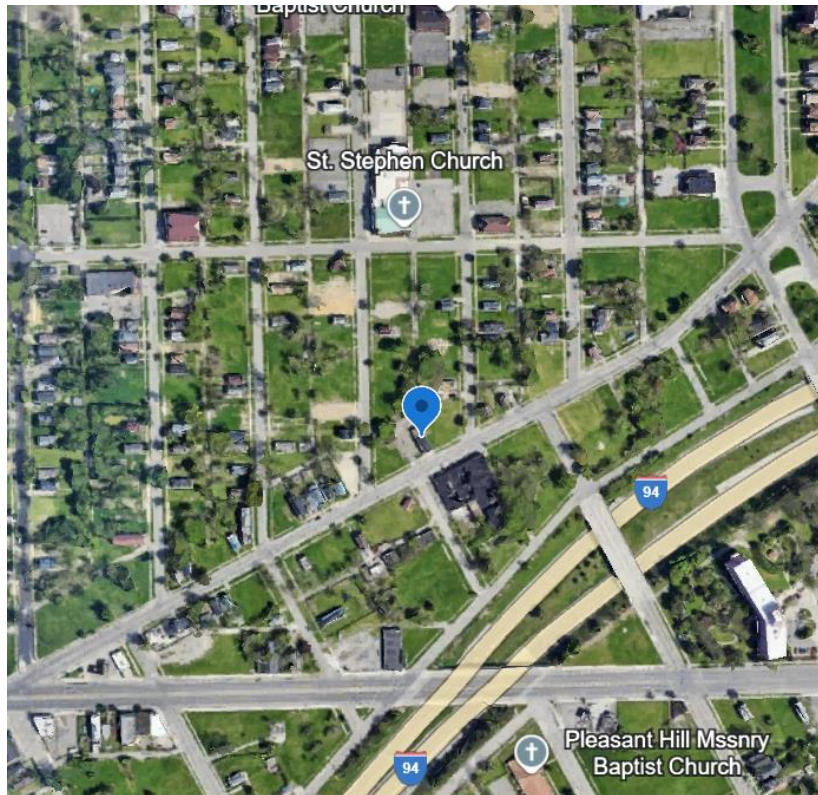
The properties located at 4324 McGraw Street, 4320 McGraw Street, 4314 McGraw Street, 4306 McGraw Street, and 4302 McGraw Street have been owned by Ronald Hatmaker and William Parker since December of 2022. Prior to its acquisition, the site was home to Miracle Temple Church of Deliverance. However, between 2011-2012 the church dissolved, leaving the building vacant for nearly a decade. In 2022 the building and adjacent parcels excluding 4344 McGraw, 4338 McGraw, 4332 McGraw were sold to Mr. Hatmaker and Mr. Parker with the understanding that the site was suitable and could be used for commercial purposes.



Existing site as viewed from the corner of Hartford Street and McGraw (looking southwest).



Existing site as viewed from an aerial perspective.



Existing rezoning area as viewed from an aerial perspective.

In 2023 work on the vacant building began transforming the site into a fitness center known as “Southwest Fight Club”. Southwest Fight Club (SWFC) aims to provide a space for youth and adults to explore and participate in combat sports such as boxing and Mixed Martial Arts (MMA) in a safe and community-oriented environment. Additionally, SWFC will aid in community participation and youth development by offering free training and use of the site to youth under the age of 13 to help encourage exploration and participation in these sports. In 2023 the petitioner began site renovations where these renovations were completed in 2024. It is important to note that throughout 2023 the petitioner did not have permits to begin renovations on site, however in July of 2024 permits were applied for. In mid to late 2024 SWFC learned that they were unable to open their doors due to the current R2 zoning prohibiting this use classification from existing on this site.

The City Planning Commission is serving as a co-petitioner for the rezoning of three parcels located at 4332 McGraw Street, 4338 McGraw Street, and 4344 McGraw Street. These parcels are not owned by the primary petitioner. Specifically:

- 4338 McGraw Street and 4344 McGraw Street are owned by the Detroit Land Bank Authority.
- 4332 McGraw Street is owned by the Temple of Peace Church.

Both the Detroit Land Bank Authority and Temple of Peace Church were notified about the proposed rezoning and the public hearing that took place on December 5th, 2024. This rezoning request encompasses the entire block face to ensure consistency and avoid spot zoning. The petitioner owns five of the eight parcels on this block face.

The proposed map amendment is requested to establish the appropriate zoning classification for the proposed development. Under the Zoning Ordinance, the proposed development is classified as a by-

right retail, service, and commercial use (recreation, indoor commercial and health club) in the SD1 district.

COMMUNITY OUTREACH AND PUBLIC HEARING RESULTS

On December 5, 2024, the City Planning Commission held a public hearing regarding the petitioner's request. Prior to the hearing, the petitioner gathered a petition with 24 community signatures in addition to 1 letter submitted by Steps2Change, a non-profit based in Dearborn, Michigan, in support of the opening of Southwest Fight Club. Beyond the petition, prior to December 5th the petitioner engaged with the community by canvassing the neighborhood, discussing the project, and building additional support for the initiative. Additionally, both Kronk's Boxing Gym and Steps2Change have expressed interest in collaborating with Southwest Fight Club to develop fitness-focused programs for the community, contingent upon the site's rezoning.

At the December 5th hearing, four individuals spoke in opposition to the proposed rezoning. Many of their concerns were centered on the lack of involvement and engagement with the Midwest Tireman community regarding the proposed site. Additionally, some commenters expressed reservations about the presence of a boxing gym within the community, questioning how it aligns with the vision and character of their neighborhoods.

Prior to the hearing CPC staff reported it had received three letters of concern about the proposed rezoning. During the hearing, the Commission had the following questions and requests:

- The Commission asked for additional information regarding whether there were explicit screening requirements for outdoor accessory operations.
 - *CPC staff have found there are no specific requirements regarding screening requirements for the petitioners' proposed outdoor accessory use.*
- The Commission asked for further engagement with the community prior to the item reappearing before the Commission on January 14th, 2025.
 - *The petitioner agreed to further their engagement with the community where an open house was hosted on December 21st, 2024.*
- The Commission asked if there were any conversations to expand the rezoning area to vacant land across the street from the proposed rezoning location.
 - *CPC staff have found that while there is a potential to expand the rezoning to vacant parcels across the street from the proposed rezoning site in the future, to add any other parcels outside of what was noticed would trigger a completely new hearing delaying the application process.*

Following the December 5th hearing held by the CPC, the petitioner organized a community open house on December 21, 2024. The event was attended by CPC staff, residents, and approximately 20 individuals, including Eva Torres, the District 6 Manager, who expressed her support for the rezoning and the SW Fight Club during her attendance as well as Burnette Baptist Church who heavily vocalized their support.

At the open house, the petitioner provided clarity on their proposed gym site, addressed resident questions about the gym's purpose, safety measures, and youth engagement efforts, and listened to concerns. One key concern was the site's name, "SW Fight Club," which many residents felt was misleading and did not clearly convey its identity as a boxing gym for youth and adults.

CPC staff addressed additional concerns about the SD1 rezoning. Staff clarified questions about other allowable uses under the zoning designation and emphasized that only the parcels specifically listed were being considered for rezoning. This clarification helped alleviate confusion about whether the rezoning applied to the entire neighborhood.

Staff also explained the distinction between the City Planning Commission and the Planning and Development Department (PDD), as some residents mistakenly believed that CPC staff had been part of the team working on the Midwest Tireman Framework with PDD, which was not the case. To address concerns regarding the Framework and the proposed rezoning, CPC staff provided information on PDD’s Master Plan Interpretation, noting that the proposed rezoning was generally consistent with the plan and would not disrupt or alter the character of the neighborhood.

In total, CPC received seven letters expressing concern. Additionally, five letters of support have been received.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows:

- North: R2; developed as single-family homes across the alleyway
- East: R2; residential vacant land
- South: R2; residential vacant land
- West: R2; residential vacant land

The parcels located to the north, east, south, and west of the subject parcel are zoned R2 Two-Family Residential. The surrounding area is primarily residential with a few blocks on McGraw Street and Milford Street designated as B4 General Business and R5 Medium Density Residential along West Grand Boulevard.



Zoning Ordinance Criteria

Section 50-3-70 of the 2019 Detroit City Code lists eight approval criteria on which zoning map amendments must be based. The following are the relevant criteria with CPC analysis.

- *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this chapter.* The Master Plan designates the site as "Low/Medium Residential." The rezoning to an SD1 (Special Development District, Small-Scale, Mixed-Use) classification aligns with this designation, allowing for business and commercial uses suited to the area.
- *Whether the proposed amendment will protect the health, safety, and general welfare of the public.* The proposed rezoning would support the general welfare of the public by allowing the proposed recreational facility. The site will provide space for physical activity, mentoring, and professional development for youth, which can benefit residential overall public health and safety.
- *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.* It is not anticipated that the proposed rezoning will have significant adverse impacts on the natural environment.
- *The suitability of the subject property for the existing zoning classification and proposed zoning classification.* The proposed rezoning is suitable for the subject property and is consistent with the adjacent properties and others in the immediate vicinity. The existing residential zoning makes it difficult to reuse the existing commercial building.
- *Whether the proposed rezoning will create an illegal spot zone.* The proposed rezoning will not create a spot zone. Aligning with the Master Plan, the proposed upzoning will not be introducing an incompatible or disruptive land use.

Master Plan Consistency

The proposed rezoning site is designated as Low-Medium Density Residential (RLM) in the current Master Plan. The Planning and Development Department provided a Master Plan Interpretation, stating that the rezoning is ***generally consistent*** with the Master Plan.

Based on the above analysis and consistent with the approval criteria in Section 50-3-70 of the Zoning Ordinance, the CPC voted at its meeting on January 14th, 2025, to recommend APPROVAL of the rezoning request. The approved-as-to-form Ordinance is attached for Your consideration.

Respectfully submitted,

Donovan Smith, CHAIRPERSON



Marcell R. Todd, Jr., Director
Dolores Perales, City Planner

Attachments: Public hearing notice
Updated Zoning Map 45
Proposed Ordinance

PDD Master Plan Interpretation
Letters of Support
Letters of Concern
12-21-2024 Engagement Photos

cc: David Bell, Director, BSEED
Jayda Philson, BSEED
James Foster, BSEED
Alexa Bush, Director, P&DD
Dara O'Byrne, Deputy Director, P&DD
Karen Gage, P&DD
Greg Moots, P&DD

City Planning Commission
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
(313) 224-6225 (phone)
(313) 224-4336 (fax)

CPC File #: _____

Date of Filing: _____

RE: _____

APPLICATION FOR A ZONING CHANGE

The City Council of the City of Detroit requires a report and recommendation from the City Planning Commission on all rezoning proposals before it takes final action. Please provide the following information regarding the proposal, so that the Commission may proceed in its review and processing of this request.

Section 50-3-3 of the Detroit Zoning Ordinance states that application for rezoning may be initiated by petition from:

1. all owners of the property that is the subject of the application;
2. the owners' authorized agents;
3. any review or decision-making body; or
4. other persons with a legal interest in the subject property, such as a purchaser under contract.

Petitions of the City Council are to be made through the City Clerk via separate written request prepared by the applicant or the completion of form available from the City Planning Commission.

The applicant will be notified at least seven (7) days prior to the meeting at which the proposal will appear on the Commission's agenda.

The applicant (or a representative of the applicant) is expected to be in attendance at the required public hearings to present the proposal and to answer any questions regarding the matter.

The City Planning Commission may request all necessary information pertaining to proposed ordinances for the regulation of development in carrying out its duties as set forth in Section 4-402 and 6-204 of the City Charter.

Failure to answer all pertinent questions and to supply all of the requested information will delay processing of this proposal.

NOTE: Applicants proposing a rezoning or modification to the PD (Planned Development), PC (Public Center), PCA (Restricted Central Business District) and the SD5 (Special Development District, Casinos) zoning district classifications must complete a different application which may be obtained from our office.

Signature of Applicant: _____

Date: 10/27/2024

ZONING FEE:

Effective January 1, 2023, the applicant will be charged a fee for the processing of a rezoning application. The fee schedule is as follows:

Size of Property	Fee
One acre or less	\$1,500.00
Over one acre	\$1,500.00 for the first acre plus \$50.00 for each additional acre to a maximum of \$2,250.00

Payment of the fee must be in the form of a check or money order payable to the "City of Detroit – Treasurer" When the City Planning Commission has accepted payment, the applicant should formally submit the petition to the office of the City Clerk.

ZONING CHANGE PROCEDURES:

A change in the zoning classification on property located within the City of Detroit requires action by the City Planning Commission (after the holding of a State-required public hearing) and approval by the City Council (after the holding of a Charter-required public hearing).

A change in zoning usually takes from three to four months to accomplish (from the date of submittal of the application to the effective date of the zoning change).

At each of the required public hearings, all owners of property, residents, businesses and known community organizations within 300 feet of the property in question are notified of the proposal and of the time, date and place of the hearing. The applicant will be responsible for posting public notice of the public hearing on the property in question in a manner acceptable to the Planning Commission. The persons so notified are invited to attend the hearing, hear presentations on what is being proposed, and express their opinions on the proposal if they so desire.

It is mandatory that the applicant, or the applicant's officially designated representative, attend both of the public hearings and justify to the satisfaction of the members of the City Planning Commission and the members of the City Council that the current zoning classification is inappropriate, and that the proposed change and resultant development can take place and be accomplished without adversely affecting the surrounding properties.

1. Name of Applicant: William Parker Ronald Hetmaker
Address of Applicant: 1601 W 24th St R⁴ 76501 Holl Rd
Homer Mt 49245 Belleville Mt. 48111
City, State & Zip Code: Homer Mt 49245 Belleville Mt. 48111
Telephone Number: (313) 268-0930 313 410 4762

2. Name of Property Owner: Same
(If same as above, write "SAME")
Signature of Property Owner (If different than Applicant) _____
Address of Property Owner: _____
City, State & Zip Code: _____
Telephone Number: () _____

3. Present Zoning of Subject Parcel: R2 - all property is one now

4. Proposed Zoning of Subject Parcel: _____

5. Address of Subject Parcel: 4320 McGraw 4314-4306-4302-4324
between John E Hunter and Hartford
(Street) (Street)

6. General Location of Subject Property: Southwest Detroit off
of 94 and Warren

7. Legal Description of Subject Parcel: (May be attached)
N MC Graw 60 HOWLETTS SUB L20 P31
PIATS, WCR 11/82 30x115

8. Size of Subject Parcel

I put parcels all
to one, paper work
with App.

(Dimensions): 4320 megsals
30 x 115

(Acreage): 5 parcel

9. Description of anticipated development:

Neighborhood Center with Outdoor
Recreation

10. Reason why the present zoning classification is not appropriate and why the proposed zoning classification is more appropriate:

11. Zoning of Adjacent Properties:

To the North - R2
To the South - R2
To the East - R2
To the West - R2

12. Development of Adjacent Properties:

To the North - _____
To the South - _____
To the East - _____
To the West - _____

13. Community Organizations and/or Block Clubs contacted by applicant:

Group Name/Address	Contact Person/Phone Number
4358 W. WARREN 48210 BURNETTE Church	Pastor Roland A. Caldwell (313) 444-1528
grand cru' LIQUOR 5412 W WARREN AVE DETROIT MI 48210	Danny Denton 248-249-4949
Ashra Properties	Ashra Denton 248-993-0303
1130 Clark St Detroit 48209 Clark Park Coalition	Heriberto Gallegos 313.575.1938

14. Adjacent Property Owners, Businesses or Residents contacted by Applicant:

Name	Indicate: Owner Business Resident	Address	Address of Adjacent Property	Phone
JOHN HENRY WILLI		6232 ROSAFARE		
Gregory Hill	✓	1343 West Warren Apt. 10	Resident	313 418-1758
Rick J. Jhon		1592-109B	Resident	313 463-0727
Francine Shaw		6524 Woodrow St	Resident	313 231-6836
Noel Gamer		5631 Hartford	Resident	313 788-7129
Sabawa Torrey		4426 McGraw	Resident	313-480-5166

4320 McGraw Ave

Change Of Use Statement for Rezoning Scope

1. We want to change building to a neighborhood center with outdoor recreation.
Which will consist of Boxing and MMA, Fitness Training with weight room; Matts to roll, jump roping, cardio bike and thread mill, chin ups etc.
Outside will have an obstacle course, chin up station, push up station, tire flipping and boxing ring etc.
2. We will have a special program for the youth and different levels for different ages including adult programs.
3. We're looking forward to helping the youth and adults find a better quality of life.

Thank you for your time,



Petition to Support the Re-opening of S.W.F.C.

Dear Detroit City Council and Zoning Board,

We, the undersigned residents, community members, and supporters of S.W.F.C., are writing to express our strong support for the re-opening of this valuable community asset at its new location: 4320 McGraw Ave, Detroit, MI.

Especially focused on providing positive direction, structure, and relationships to our city's youth, S.W.F.C. has proven to be an integral and celebrated part of our community, amassing 1.2K active members in our digital network on Facebook.

Offering boxing and fitness training to youth and adults alike, S.W.F.C. strives to provide more than just a place to exercise; we offer a social center where community members can improve their health, learn discipline and focus through sports, build self-confidence and self-esteem, develop important life skills and values, find a safe and constructive space away from negative influences, and feel a sense of belonging.

The relocation and renovation of S.W.F.C. represent a significant investment in our treasured neighborhood. The transformation of a vacant building into a vibrant community space aligns perfectly with Detroit's goals for neighborhood revitalization and community development.



We understand that the current zoning of the property at 4320 McGraw Ave does not allow for a fitness/recreation center. However, we firmly believe that granting a zoning variance, special land use permit, or amending the zoning classification to permit S.W.F.C.'s operation would greatly benefit our community.

By allowing S.W.F.C. to re-open at this location, you would be supporting local business and entrepreneurship, promoting health and wellness among our residents, providing positive opportunities for youth engagement, contributing to the reduction of blight by supporting the repurposing of a vacant building, and enhancing the quality of life in our neighborhood.

We urge you to consider the positive impact S.W.F.C. has had and will continue to have on our community.

Thank you for your time and consideration.

Sincerely,

Ronnie Hatmaker

Ronnie Hatmaker, Owner and Operator



Petition For the Permit to Re-open S.W.F.C. at 4320 McGraw Ave

Name (print)	Signature	Date	Address	Comment (optional)
Regina Anderson	<i>Regina Anderson</i>	8/29/24	4418 McGraw	
Ofelia	<i>[Signature]</i>	8/29/24	4412 McGraw	
Travares Bradley	<i>[Signature]</i>	8/30/24	1769 W. Grand blvd	We need this help the kids in the community
Sabrina Terry	<i>Sabrina Terry</i>	9/3/24	4426 McGraw	Looking Forward to the SWFC!
Saiker Thomas	<i>Saiker Thomas</i>	9/3/24	1027 McGraw	Waiting for this excitement
Mary Ann	<i>[Signature]</i>	9/4/24	4406 McGraw	
Alan Chunn	<i>Alan Chunn</i>	9/12/24	6315 Scotton Detroit MI 48219	Need business in the neighborhood
Roland Caldwell	<i>Roland Caldwell</i>	9/13/24	13584 PINEHURST 48238	BURNETTE B. Church
Brent WARE	<i>Brent Ware</i>	9/13/24	3650 LINCOLN	Burnette Baptist Church
Quentella Byers	<i>Quentella Byers</i>	9/12/24	333 N TROY Royal Oak MI 48067	Burnette Bapt. Ch. 4358 W. Warren Det mi 48210
Rewita Phummer	<i>Rewita Phummer</i>	9/12/24	22044 CINCINNATI MI 48207	Burnette Baptist Church

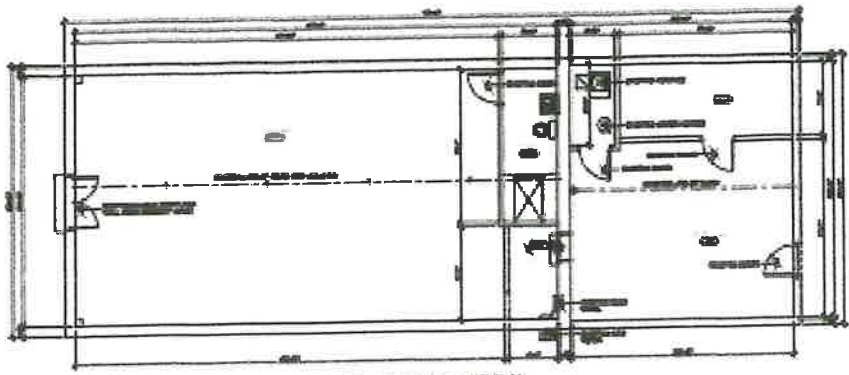


Petition For the Permit to Re-open S.W.F.C. at 4320 McGraw Ave

Name (print)	Signature	Date	Address	Comment (optional)
Quentin Spell	Quentin Spell	9/13/2024	24224 W. 7 mile Ppt 8 48219	Burnette B.C
Wilbert Caldwell	Wilbert Caldwell	9/13/2024	24266	Burnette B.C
Marshall Caldwell	Marshella Caldwell	9/13/24	24266	Burnette B.C
Robert Spencer	Robin Spence	9/15/2024	2422 W 7 mile Apt 18 48219	Burnette BC
Maronda Jones	Maronda Jones	9/15/24	20403 Charest	Burnette BC
Anita Moore	Anita Moore	9/15/24	1343 W WARREN	BB Church
Montina Hardy	Montina Hardy	9/15/24	6020 Colfax	BC Church
Rich	SI	9/15		SGB
Cynthia Brun	Cynthia Brun	9/16	5280 PACIFIC	Church
Mel Caldwell	Mel Caldwell	9/16	5280 PACIFIC	Church

PROJ. NO. 18000537

NO.	DESCRIPTION	DATE
1	PRELIMINARY	08/20/18
2	REVISION	10/15/18
3	REVISION	11/15/18
4	REVISION	12/15/18
5	REVISION	01/15/19
6	REVISION	02/15/19
7	REVISION	03/15/19
8	REVISION	04/15/19
9	REVISION	05/15/19
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100	REVISION	12/15/26



EXISTING FLOOR PLAN
DATE 11/15/18



WEST BUILDING ELEVATION (EXISTING)
DATE 11/15/18



SOUTH BUILDING ELEVATION (EXISTING)
DATE 11/15/18



EAST BUILDING ELEVATION (EXISTING)
DATE 11/15/18



LOCATION MAP
DATE 11/15/18

GUMMA GROUP

NO. SWFC
DATE 11/15/18

SHEET NO. 111111
DATE 11/15/18

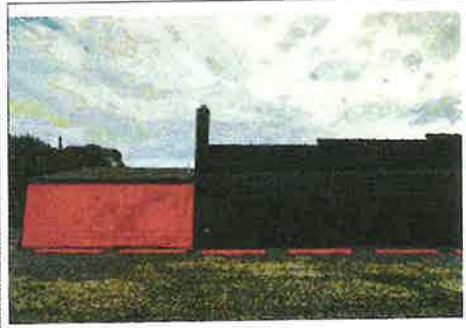
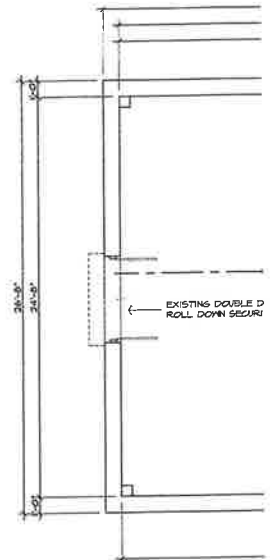
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EXISTING FLOOR PLAN
A-100

BUILDING CODE INFORMATION:

PROJECT DESCRIPTION:	EXISTING BUILDING. ALL CONDITIONS ARE EXISTING AND NO WORK IS PROPOSED WITH THE EXCEPTION OF MINOR REPAIRS: PAINTING			
GOVERNING CODES:	<ul style="list-style-type: none"> • MICHIGAN BUILDING CODE 2015 (MBC) • MICHIGAN MECHANICAL CODE 2015 (MFC) • MICHIGAN PLUMBING CODE 2015 (MPC) • MICHIGAN ELECTRICAL CODE BASED ON 2009 NATIONAL ELECTRICAL CODE (NEC) • 2009 MICHIGAN PART I ELECTRICAL CODE RULES • MICHIGAN UNIFORM ENERGY CODE • PART 10 INCORPORATING THE INTERNATIONAL ENERGY CODE 2015 EDITION • INTERNATIONAL FIRE CODE 2015 • INTERNATIONAL FUEL GAS CODE 2015 • AMERICAN NATIONAL STANDARDS - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ANSI A117.1) 2008 • UNIFORM FEDERAL ACCESSIBILITY STANDARDS (AMERICANS WITH DISABILITIES ACT) (ADAAG) 2010 • MICHIGAN REHABILITATION CODE 2015 (MREBC) 			
CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION:				
303.1	RESTAURANT USE GROUP A-2			
CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS				
504.4.2.2	GROUP A-2 CONST TYPE 2B-ALLOWED + 3000 SF, 2 STORES			
504.4	SEPARATION BETWEEN USE GROUPS: N/A (TENANT OCCUPIES ENTIRE BUILDING)			
CHAPTER 6 TYPES OF CONSTRUCTION				
601	BUILDING ELEMENT	TYPE		
	PRIMARY STRUCTURAL FRAME	2		
	MEMBERS	2		
	EXTERIOR	2		
	NON-BEARING WALLS AND PARTITIONS EXTERIOR	5B-1, 5C		
	NON-BEARING WALLS AND PARTITIONS INTERIOR	3		
	FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0		
	ROOF CONSTRUCTION AND SECONDARY MEMBERS	0		
CHAPTER 8 OUTSIDE FINISHES				
802.11	USE GROUP A-2	EXIT ENCLOSURES AND PASSAGeways	CORRIDORS	ROOMS AND ENCLOSED SPACES
802.11.1	NON-SPRINKLED	A	B	B
802.11.2	GROUP A-2 OCCUPANCY	CLASS A FLAME SPREAD 0-25, 0-30% DEVELOPED 0-400	CLASS B FLAME SPREAD 0-75, 0-10% DEVELOPED 0-150	CLASS C FLAME SPREAD 0-250, 0-30% DEVELOPED 0-400
CHAPTER 9 FIRE PROTECTION SYSTEMS				
903.1.2	AUTOMATIC SPRINKLER SYSTEMS REQUIRED	FIRE AREA < 5000 SF	OCCUPANCY LOAD > 100 OCCUPANTS	FIRE AREA 0 ON EACH FLOOR LEVEL IN STORY BUILDINGS
907.1	PORTABLE FIRE EXTINGUISHERS REQUIRED BY IFC	GROUP A-2 MANUAL FIRE ALARM SYSTEM - NOT REQUIRED (OCCUPANT LOAD < 1000)		
CHAPTER 10 MEANS OF EGRESS				
1004.1.2	MBC: 1.1000 1.2 (MINIMUM FLOOR AREA ALLOWANCES PER OCCUPANT CROSS SECTION: 1.100 3.0' x 1.100 3.0' = 1100 SF. BUSINESS USE = 15 OCCUPANTS 2 STAIRS 2 ELEVATORS TOTAL = 15 OCCUPANTS			
1005.1	EGRESS WIDTH PER OCCUPANT SERVED 1005.2 EITHER EGRESS COMPONENTS: 2" PER OCCUPANT TOTAL WIDTH REQUIRED: 2" x 15 OCCUPANTS = 30" TOTAL WIDTH PROVIDED: 1 ELEVATOR DOOR = 36" TOTAL = 36"			
1006.2.1	MINIMUM NUMBER OF EXITS (1-500 OCCUPANTS): 1 EXITS EXITS PROVIDED: 1 PUBLIC EXITS			
1008.1	ACCESSIBLE MEANS OF EGRESS REQUIRED: NOT LESS THAN ONE, WHERE MORE THAN ONE MEANS IS REQUIRED FROM FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS			
1009.1	MINIMUM WIDTH OF EACH DOOR OPENING - CLEAR WIDTH = 32"			
1009.1	EXIT SIGNS REQUIRED AT EXITS			
1009.4	TACTILE "EXIT" SIGN REQUIRED - ADJACENT TO EACH EXIT OCCUPANCY			
1010.2	EXIT TRAVEL DISTANCE OCCUPANCY "A" NON-SPRINKLED = 200'			
1009.1	OCCUPANT LOAD SERVED BY CORRIDOR WITHOUT SPRINKLER SYSTEM 3 - GREATER THAN 30' x 60"			
1009.4	DEAD END CORRIDORS = 30 FT MAX			
1009.2	COMMON PATH OF EGRESS TRAVEL = 75'			
CHAPTER 11 ACCESSIBILITY				
1104.1	SITE ARRIVAL POINTS - ACCESSIBILITY PROVIDED			
1104.1.1	EMPLOYEE USE AREAS - ACCESSIBILITY PROVIDED			
1105.1	AT LEAST ONE OF PUBLIC ENTRANCES ARE ACCESSIBLE			
1109.2	TOILET FACILITY: AT LEAST ONE OF EACH TYPE OF FUTURE AND AND ACCESSIBLE SHALL BE ACCESSIBLE			
CHAPTER 29 PLUMBING				
2901	MICHIGAN PLUMBING CODE. SEE PLUMBING DRAWINGS FOR COMPLIANCE			
2901.1	MINIMUM PLUMBING FACILITIES			
TABLE 401.1 MPC	USE B OCCUPANT LOAD BASED ON CALCULATED: = 15 OCCUPANTS			
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES				
	FIXTURE TYPE	OCC. SF	NO OF OCC. REQUIRED	PROVIDED
	WATER CLOSETS			
	MALE	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	23	1
	FEMALE	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	23	1
	URINALS	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	23	1
	WASH SINKS	1 PER 200'	N/A	N/A
	SERVICE SINKS		N/A	N/A
	DRINKING FOUNTAINS		N/A	N/A
	TOILET SINKS		N/A	N/A
	DRINKING FOUNTAINS		N/A	N/A



WEST BUILDING ELEVATION (EXISTING)
SCALE: NOT TO SCALE

LEGAL DESCRIPTION:
N. MC GRAW RD. HOPKINETS SUB L200 P51 PLATS, P. G. R. 14182. 50' X 119'

ZONING	USE GROUP	CONSTRUCTION TYPE	SQUARE FEET (GROSS BUILDING)
R2	B	III B	1,938 +/-

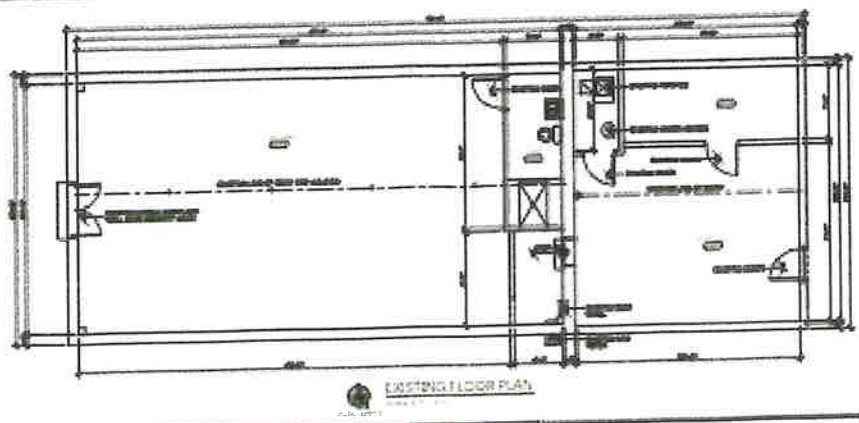


LOCATION MAP
SCALE: NOT TO SCALE

* MICHIGAN PLUMBING CODE 2015 401.1 (1) FOR BUSINESS AND MERCANTILE CLASSIFICATIONS WITH AN OCCUPANT LOAD OF 15 OR FEWER, SERVICE SINKS SHALL NOT BE REQUIRED.
* MICHIGAN PLUMBING CODE 2015 401.2 SEPARATE FACILITIES (EXCEPTION #2) SEPARATE FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD INCLUDING BOTH EMPLOYEES AND CUSTOMERS OF 15 OR FEWER.

EXISTING FLOOR PLAN

GENERAL NOTES	
1.	SEE ALL NOTES ON ALL SHEETS OF THIS SET.
2.	ALL DIMENSIONS UNLESS OTHERWISE NOTED.
3.	VERIFY ALL CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
4.	PROTECT ALL EXISTING UTILITIES.
5.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
6.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
7.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
8.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
9.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
10.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
11.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
12.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
13.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
14.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
15.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
16.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
17.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
18.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
19.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
20.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
21.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
22.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
23.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
24.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
25.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
26.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
27.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
28.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
29.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.
30.	VERIFY ALL EXISTING CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION.



SWTC

DATE: 05/13/2014

SCALE: 1/4" = 1'-0"

PROJECT: SWTC

EXISTING FLOOR PLAN
A-100

NOTES

RECEIPT

DATE Oct. 24, 2024

NO. **712071**

RECEIVED FROM William PARKER

ADDRESS _____

FOR 4320 McGraw Rezoning \$ 1,500.00

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>1,500.00</u>
BALANCE DUE		MONEY ORDER	

BY Sabrina Shockey

WILLIAM H PARKER JR
17312 MIDWAY AVE
ALLEN PARK, MI 48101

12-22

HOME EQUITY LINE OF CREDIT

104

74-8679/724

10-16-24
DATE

PAY TO THE
ORDER OF

City of Detroit Treasurer

\$1500

one thousand five hundred

DOLLARS



Photo
Safe
Deposit
Details on back



400 Town Center Drive
Dearborn, MI 48126
dfcufinancial.com

CHECK VOID IF LESS THAN \$100.00

[Signature]

FOR _____

MP

⑆07248679⑆ 0210973319⑈ 0104

Harland Clarke

City of Detroit

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director
Christopher Gulock, AICP
Deputy Director

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Adrian-Keith Bennett
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwendolyn A. Lewis, MBA
Frederick E. Russell, Jr.
Rachel M. Udabe

A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226 at the date and time listed below. Both in-person and virtual attendance are options to participate. Pursuant to public health guidelines and limited room capacity, if anyone has cold, flu, COVID symptoms or other contagious condition, virtual attendance is strongly encouraged. To attend the meeting virtually, please use the link toward the end of this notice.

THURSDAY, DECEMBER 5, 2024, AT 5:15PM

The public hearing is to consider the request of Ronald Hatmaker and the Detroit City Planning Commission as co-petitioner to amend Article XVII, Section 50-17-47, District Map No. 45 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1(Special Development District, Small-Scale, Mixed-Use) where an R2 (Two-Family Residential) zoning classification are shown at 4344 McGraw, 4338 McGraw, 4332 McGraw, 4324 McGraw Street, 4320 McGraw Street, 4314 McGraw Street, 4306 McGraw Street, and 4302 McGraw Street. The subject properties are generally bound by an alley to the north, Hartford Street to the east, McGraw to the south, and John E Hunter Street to the west. The proposed rezoning is indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested to permit the current vacant building and vacant parcels to be utilized as an indoor commercial recreation facility. The existing R2 zoning classification does not allow for these uses within this zoning district.

R2 – Two-Family Residential

This district is designed to protect and enhance areas developed or likely to be developed with single- or two-family dwelling units. This district promotes a suitable environment for homes and for activities with family life.

SD1– Special Development District, Small-Scale, Mixed-Use

The SD1 Special Development District encourages small-scale pedestrian- and transit-oriented uses that complement a neighborhood setting. It aims to balance diverse, walkable activities for residents while preserving neighborhood character. Parking requirements are reduced to promote transit and non-motorized transportation, with shared and district-wide parking approaches encouraged. Certain alcohol-serving establishments are permitted without spacing requirements to boost pedestrian activity.

Zoning Ordinance amendments require approval by the City Council following a separate public hearing conducted by the Council. The Council considers the matter upon receipt of a report and recommendation from the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Divisions 2, 3 and 4 of Chapter 50 of the 2019 Detroit City Code, the Detroit Zoning Ordinance.

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies, for the record, to the City Planning Commission via U.S. Mail at the above address or e-mail at cpc@detroitmi.gov. Public comment/testimony may be given at the appropriate times when called for during the meeting.

If you desire to speak and are attending the meeting online, press the “raise your hand” icon at the bottom of the screen or press ALT-Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press *-9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at (313) 224-4950. For further information on this proposal or the public hearing, please call (313) 224-6225.

To participate virtually in the CPC meeting, please use the following options:

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmUIRKNXp1MjJlczN3UT09>

Or iPhone one-tap:

US: +12678310333,96355593579# or +13017158592,96355593579#

Or by Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 213 338 8477 or +1 253 215 8782 or +1 346 248 7799 Webinar ID: 963 5559 3579



Highlighted area is proposed to be rezoned from R2 to SD1

FW: [EXTERNAL] No for zoning

From CPC Mailbox <CPC@detroitmi.gov>
Date Fri 12/6/2024 11:51 AM
To Dolores Perales <Dolores.Perales@detroitmi.gov>

-----Original Message-----

From: Amber Pruitt <amberpruitt43@yahoo.com>
Sent: Thursday, December 5, 2024 5:13 PM
To: CPC Mailbox <CPC@detroitmi.gov>
Subject: [EXTERNAL] No for zoning

Hello my name is Amber Pruitt I'm a resident on Hartford street I lived here my whole life and I understand that a business is trying to apply for zoning the neighborhood I'm and totally against it I don't feel it's necessary or safe for the neighborhood Sent from my iPhone

FW: [EXTERNAL] Public Hearing: Ronald Hatmaker

From CPC Mailbox <CPC@detroitmi.gov>

Date Thu 12/5/2024 5:07 PM

To Christopher Gulock <gulockc@detroitmi.gov>; Dolores Perales <Dolores.Perales@detroitmi.gov>; Marcell Todd <marcell@detroitmi.gov>

From: My Community SPEAKS Inc. <mycommunityspeaks313@gmail.com>

Sent: Thursday, December 5, 2024 4:25 PM

To: CPC Mailbox <CPC@detroitmi.gov>

Subject: [EXTERNAL] Public Hearing: Ronald Hatmaker

Dear, Detroit City Planning Commission.

I am a resident of the Midwest-Tireman Neighborhood and an active community leader who lives within 400 feet of the proposed zone change.

At this time I do not support the proposed zone change from R2 to SD1 for 4344 McGraw, 4338 McGraw, 4332 McGraw, 4324 McGraw, 4320 McGraw, 4314 NcGraw, 4306 McGraw and 4302 McGraw due to the following concerns:

- 1.) Increased traffic and unwaned activity in a residential area.
- 2.) Despite several attempts to learn more about the nature of this business we (myself and other residents) are still unsure. The owner(s) has been invited to community events, and block club meetings. None of which they've attended.
- 3.) This business does not seem intended for the benefit residents of this community demonstrated by lack of engagement.
- 4.) Unsure if business intentions/ plans and if they align with Midwest/Tireman planning study outcomes.

I ask that you seriously consider my concerns and they be added to the official record.

Thank you,
Carolyn Pruitt

[EXTERNAL] Re: Information Regarding Rezoning at 4320 McGraw Street

From Ethelyn Carroll <unitedblockclubcouncil2020@gmail.com>

Date Mon 12/2/2024 8:47 PM

To Dolores Perales <Dolores.Perales@detroitmi.gov>



Thank you for this information. I will pass this along to other residents. Mr. Hatmaker did contact me about a month ago and wanted United Block Club Council to immediately sign a partnership letter. I tried to tell him that it was not just UBCC that needed to meet him, the surrounding residents may want to meet with him and I tried to give him a couple of contacts. He has built an outdoor boxing ring on the vacant lot next to his building that can be seen from the street. I'm not sure if he has spoken to the residents about this and the traffic that will increase. He said he would find another way to open his business and hung up.

Ethelyn Carroll, President
United Block Club Council
313-525-6465
unitedblockclubcouncil2020@gmail.com

On Wed, Nov 27, 2024 at 4:14 PM Dolores Perales <Dolores.Perales@detroitmi.gov> wrote:

Good afternoon Ms. Carroll.

I hope this email finds you well. I am reaching out to inform the United Block Club Council about a proposed rezoning at 4320 McGraw Street. The proposed development involves the establishment of an indoor commercial recreation facility (gym) known as Southwest Fight Club.

Attached, you will find the Public Hearing Notice (PHN) detailing the rezoning proposal, including the time, date, and location of the hearing. We encourage the participation of community stakeholders like the United Block Club Council to share any thoughts or concerns regarding the project.

If you or your members have any questions or comments about the development, please feel free to contact me directly. Your input is valuable in shaping developments that align with the community's needs and priorities.

Best regards,
Dolores M Perales

City Planner

Detroit City Council

Legislative Policy Division

City Planning Commission

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 208
Detroit, MI 48226
(313) 224-6225

FW: [EXTERNAL] R zoning Hearing Re: Ronald Hatmaker Urgent Concern About Fight Club in Our Neighborhood

From CPC Mailbox <CPC@detroitmi.gov>
Date Fri 12/6/2024 11:50 AM
To Dolores Perales <Dolores.Perales@detroitmi.gov>

From: TWELVE XVI <twelvexvi.1216@gmail.com>
Sent: Thursday, December 5, 2024 5:45 PM
To: CPC Mailbox <CPC@detroitmi.gov>
Subject: [EXTERNAL] R zoning Hearing Re: Ronald Hatmaker Urgent Concern About Fight Club in Our Neighborhood

Dear City of Detroit Officials,

As a concerned resident of this neighborhood, I feel compelled to bring an important issue to your attention. Over the years, our community has worked hard to create a safer, more vibrant area where families, children, and neighbors can come together. We've built gardens, sensory parks, and other spaces designed to foster connection and safety for everyone.

Recently, I became aware of a fight club operating in the area, and I am deeply worried about the potential harm it could cause. Not only does it pose a risk of increasing violence and endangering lives, but it also threatens the progress we've made as a community. The presence of such activity undermines the safe and welcoming environment we've worked so hard to build.

I urge the city to address this issue promptly. Our neighborhood deserves to be protected from activities that could jeopardize the well-being of its residents and undo the strides we've made together.

Thank you for taking this matter seriously. I hope we can work to ensure that our community continues to thrive as a safe and peaceful place.

Sincerely,
A Concerned Community Member



**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: December 4, 2024

RE: **Master Plan of Policies review of the request of Ronald Hatmaker and the Detroit City Planning Commission to show an SD1 (Special Development District) zoning classification where an R2 (Two-Family Residential District) zoning classification is shown between John Hunter and Hartford Streets on the north side of McGraw Street.**

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 Ronald Hatmaker and the Detroit City Planning Commission.

Location

The site is comprised of eight parcels (4302 through 4344 McGraw Street), between John Hunter and Hartford Streets. It is located in the Midwest neighborhood.

Existing Site Information

The site contains vacant land owned by the applicant and two other individuals, necessitating the City Planning Commission be the co-petitioner. The site is approximately 0.6 acres in size.

Surrounding Site Information

North: Vacant land and residential

East: Residential

South: Commercial and vacant

West: Residential

Project Proposal

The proposed map amendment is being requested to permit the development of an indoor commercial recreation facility (boxing gym). The existing R2 zoning classification does not permit this use.

Interpretation

Impact on Surrounding Land Use

The proposed upzoning to SD1 would permit various types of higher-density residential and commercial developments, many of which are taller and/or more intense than permitted under the current zoning. Due to the limited size of the rezoning and the location on McGraw Street, it appears that there will be minimal impacts on the surrounding land use.

Impact on Transportation

The upzoning permits many more uses or larger buildings, but the small size prevents a very large development which could have a significant impact on car and truck traffic. Due to the significant amount of vacancy in the area, it appears that there is adequate capacity for any increased traffic McGraw Street. The site is only one block north of the I-94 expressway and W. Warren Avenue.

Master Plan Interpretation

The area to be rezoned is located in the Tireman neighborhood. It is designated Low-Medium Density Residential (RLM). Such areas "... should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking, or garages with alley access. The residential classifications allow for neighborhood-scale commercial development." The proposed rezoning to the SD1 district is **generally consistent** with the RLM designation, as it doesn't change the overall character of the larger area, as it only comprises eight parcels and is at the end of the block.

Respectfully Submitted,



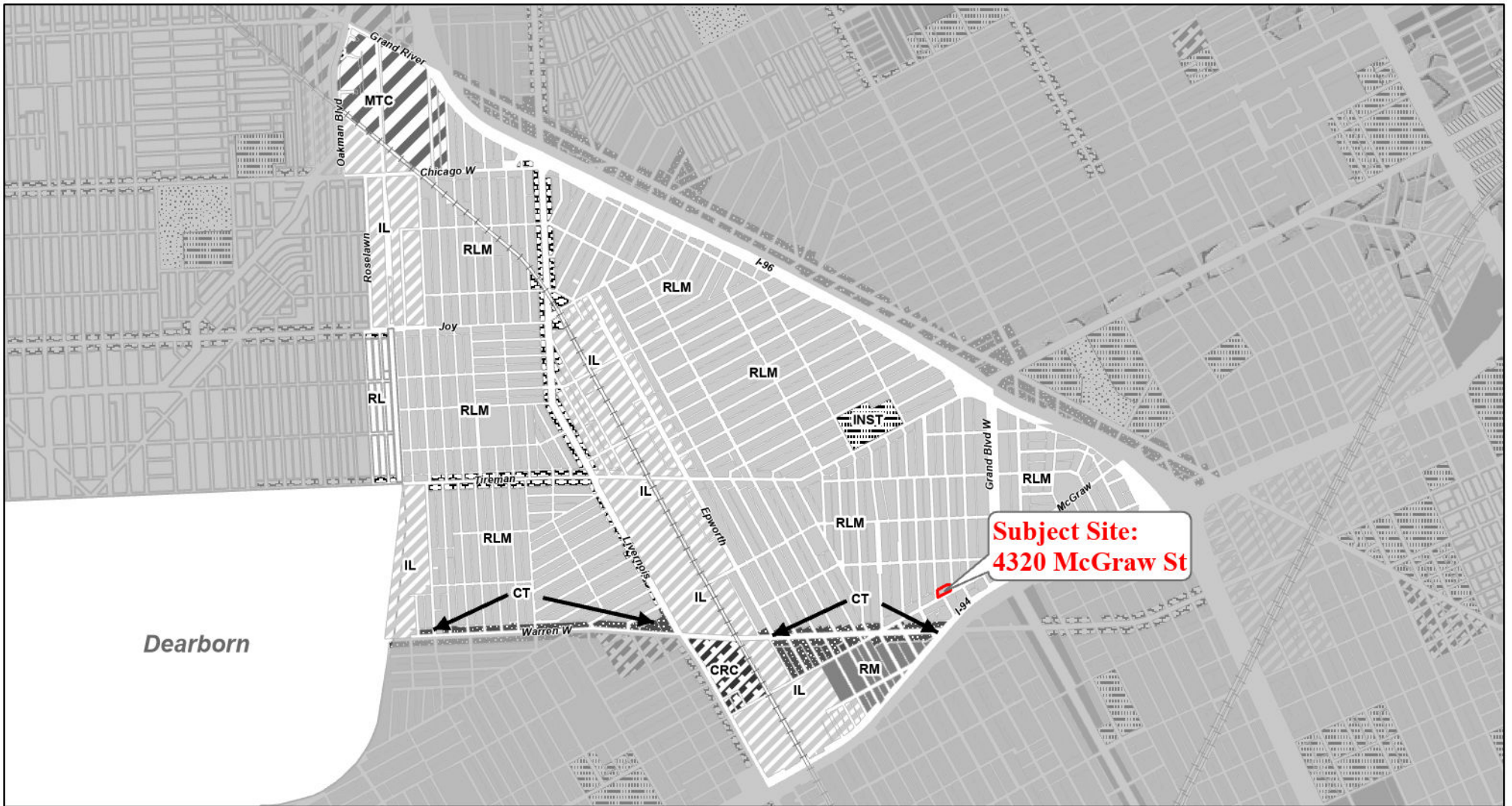
Gregory Moots

Planning and Development Department

Attachments

Future General Land Use Map: Map 6-3B, Neighborhood Cluster 6, Tireman

CC: Karen Gage
Antoine Bryant, Director



Map 6-3B

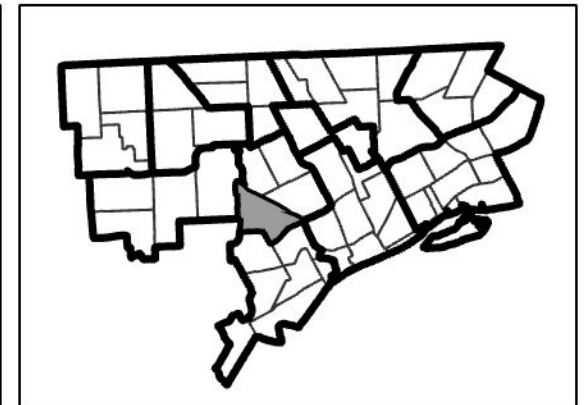
**City of Detroit
Master Plan of
Policies**

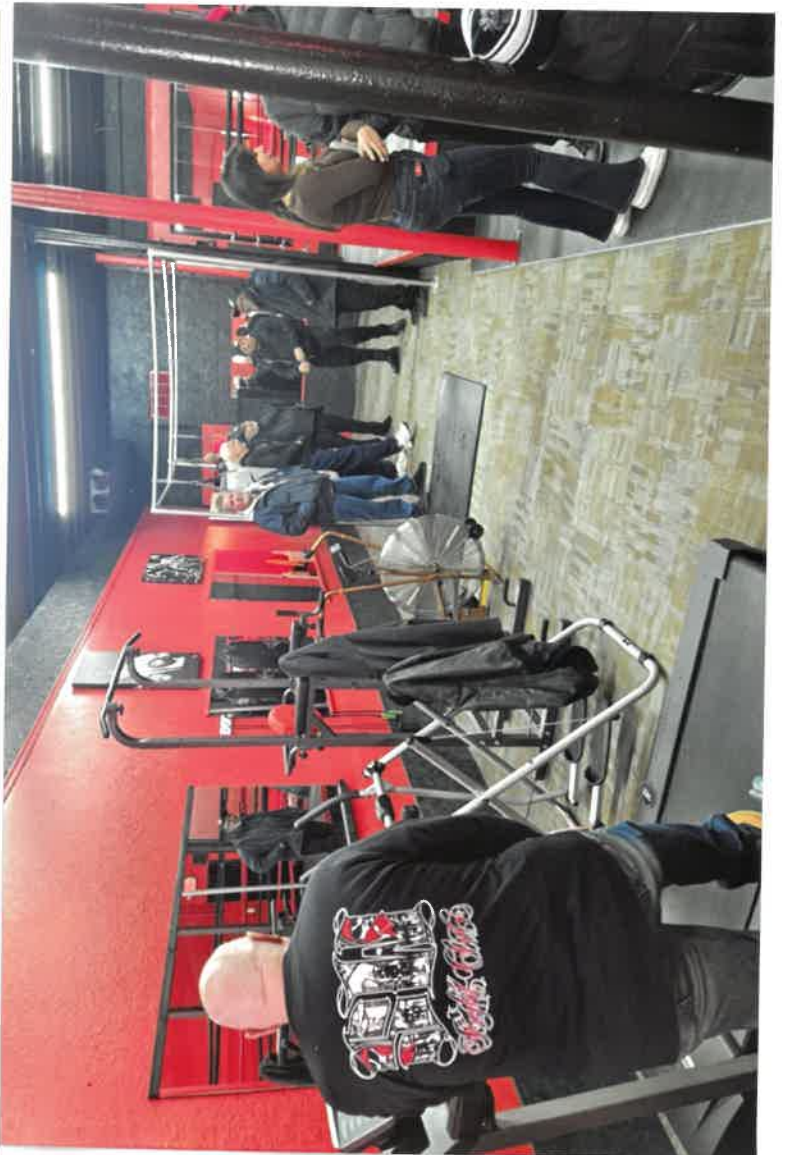
**Neighborhood Cluster 6
Tireman**

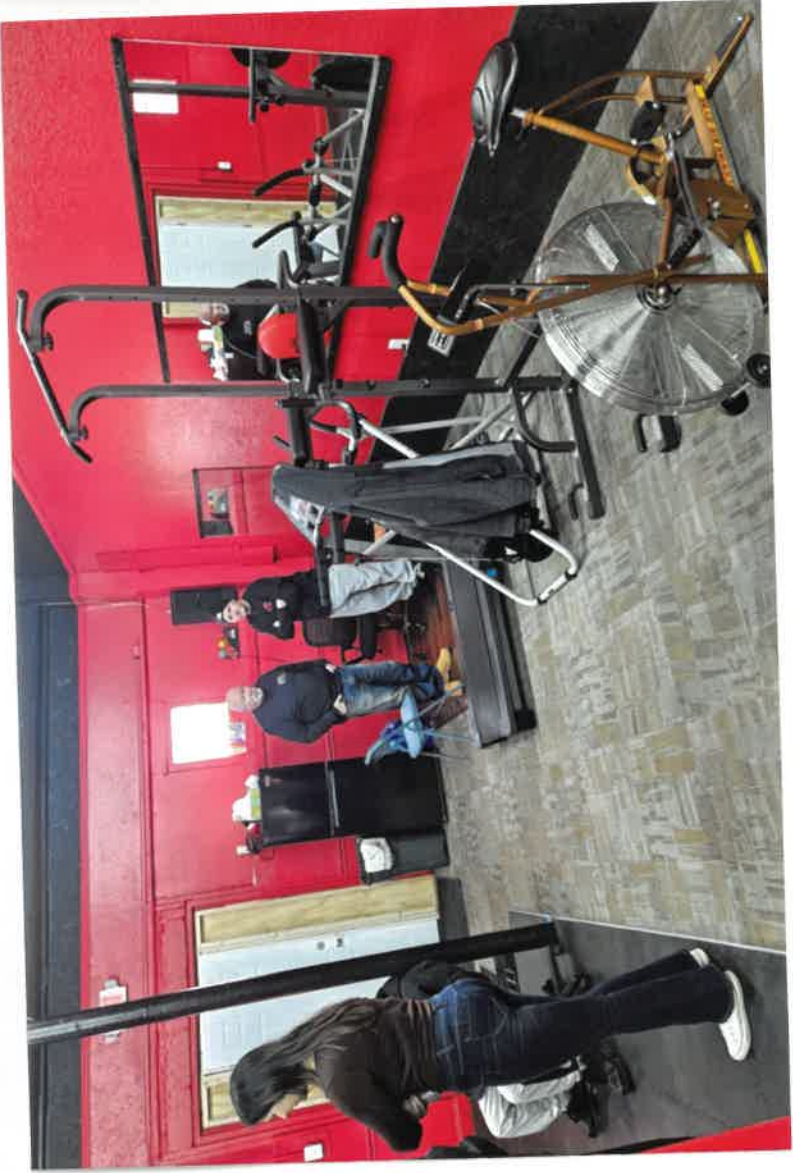


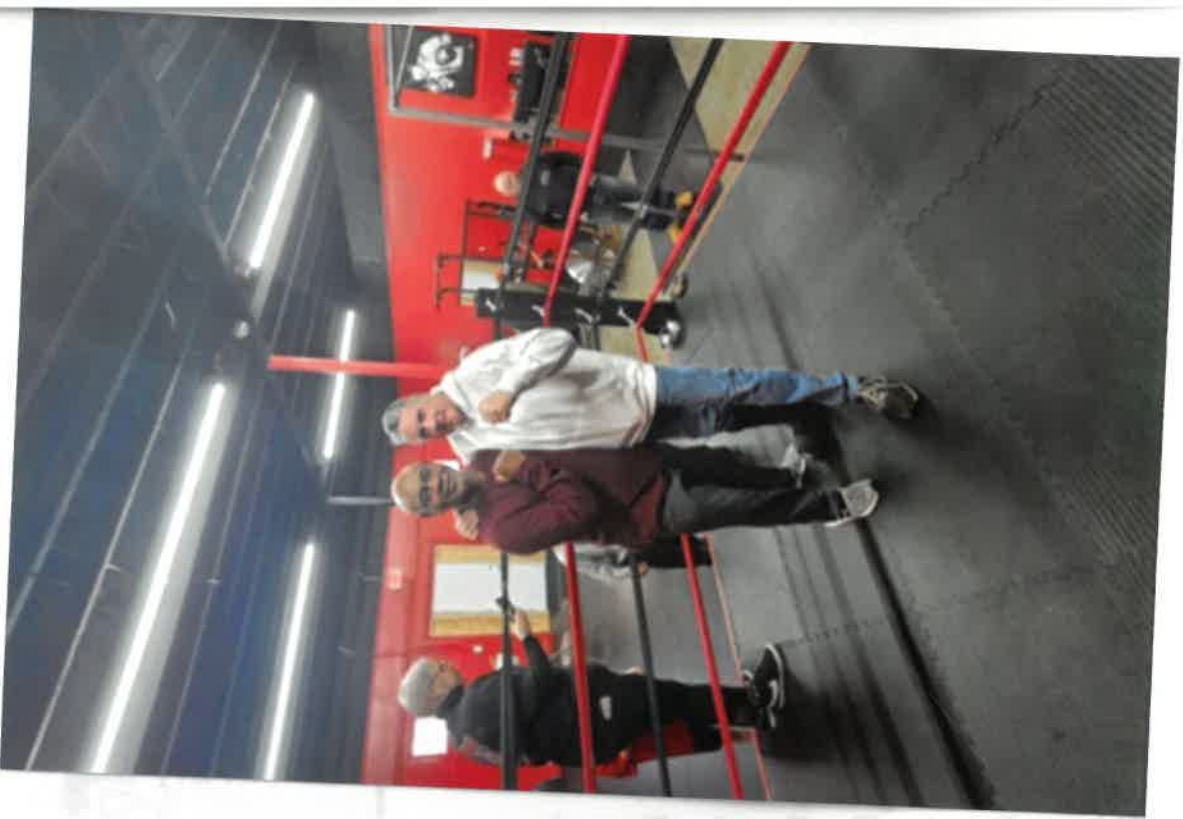
Future Land Use

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

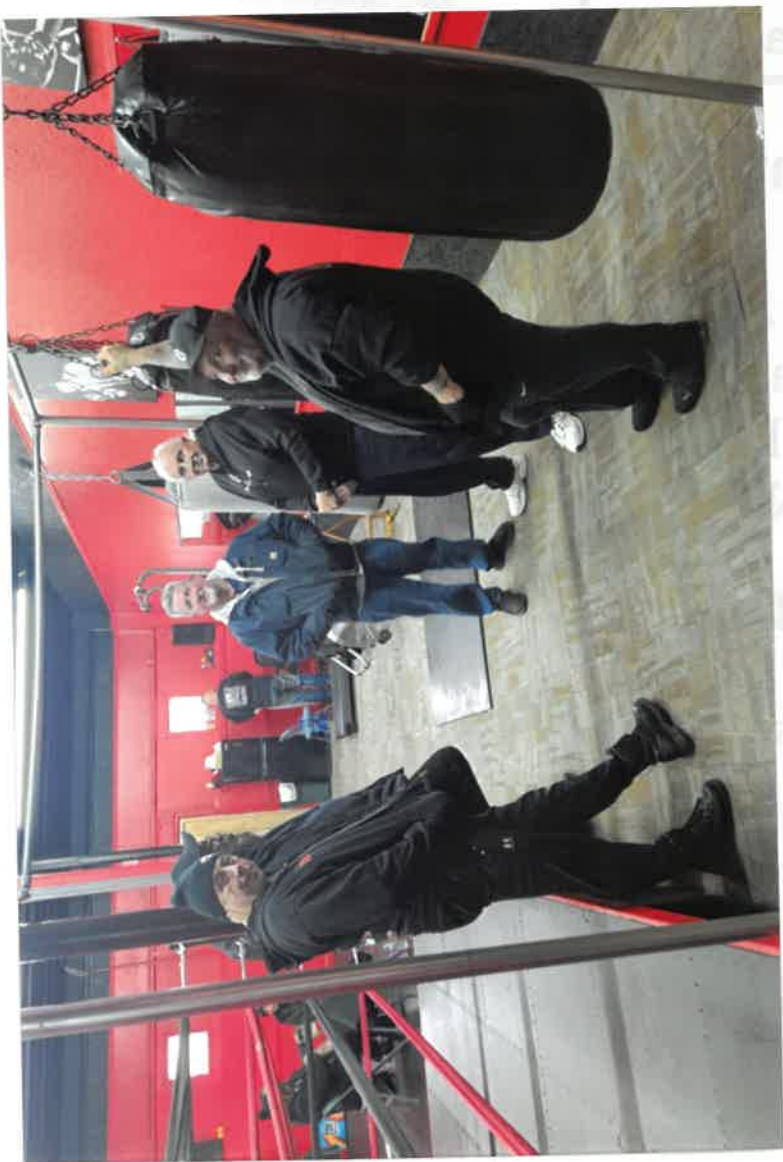


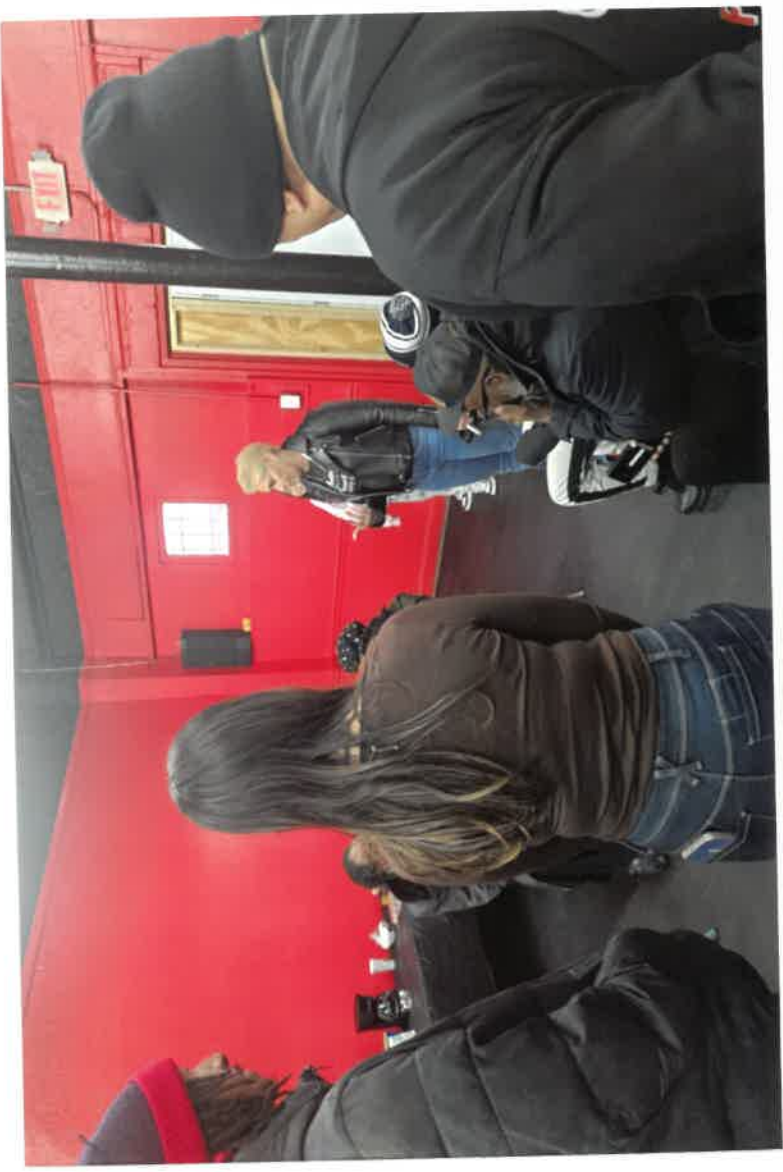






Monday service
Re Foots+Repairs





FW: [EXTERNAL] Rezoning Hearing Re: Ronald Hatmaker in the subject.

From CPC Mailbox <CPC@detroitmi.gov>
Date Fri 12/6/2024 11:50 AM
To Dolores Perales <Dolores.Perales@detroitmi.gov>

From: Jerjuan Howard <jerjuan.howard@gmail.com>
Sent: Thursday, December 5, 2024 5:48 PM
To: CPC Mailbox <CPC@detroitmi.gov>
Subject: [EXTERNAL] Rezoning Hearing Re: Ronald Hatmaker in the subject.

Dear City of Detroit Officials,

I am writing as a concerned member of our neighborhood who cares deeply about the progress we've made together as a community. Over the years, residents, churches, and families have worked tirelessly to transform our area into a safer, more welcoming place; building gardens, sensory parks, and other spaces for everyone to enjoy, especially the many children who live here.

However, I recently learned about a fight club operating nearby, and I am deeply troubled by the potential impact this could have on the community. A fight club risks increasing violence and undermining the safety we've worked so hard to establish. It threatens to undo years of effort and could make our neighborhood feel unsafe for families and children.

I respectfully ask the city to take this issue seriously and investigate. The safety and well-being of the community depend on it. With the progress that's been made so far, would be heartbreaking to see it erased.

Thank you for your attention to this matter. I hope we can work together to ensure that our neighborhoods remain a safe and thriving place for everyone.

Sincerely,

Jerjuan Howard
Executive Director- Umoja Debate Team

[LinkedIn](#)
[\(313\)-699-8894](tel:(313)699-8894)

FW: [EXTERNAL] R zoning Hearing Re: Ronald Hatmaker

From CPC Mailbox <CPC@detroitmi.gov>
Date Fri 12/6/2024 11:50 AM
To Dolores Perales <Dolores.Perales@detroitmi.gov>

From: lpruitt24@msu.idserve.net <lpruitt24@msu.idserve.net>
Sent: Thursday, December 5, 2024 5:43 PM
To: CPC Mailbox <CPC@detroitmi.gov>
Subject: [EXTERNAL] R zoning Hearing Re: Ronald Hatmaker

Dear City of Detroit Officials

My name is LaCellia Pruitt, and I am writing to express my concern about a fight club that has recently surfaced near my home on Detroit's west side. I have lived in this neighborhood my entire life, as have my mother and her mother. Together, we have witnessed the neighborhood's ups and downs, including its slow decline in recent years.

However, my family, neighbors, and local community, including our churches, have worked tirelessly to rejuvenate the area. We've created gardens, sensory parks, and other safe spaces where residents—especially children—can gather and thrive. These initiatives reflect the care and commitment we all have toward ensuring that our neighborhood is a safe, nurturing environment for everyone.

I fear that the presence of a fight club undermines the progress we've made. Beyond its potential to attract violence and danger, it could erode the sense of safety we've worked so hard to establish and discourage families and children from enjoying the spaces we've created.

I am reaching out in the hopes that the City of Detroit will take swift action to address this issue. I would be grateful to discuss the matter further or provide additional information about our community's efforts and how this fight club affects us. Please feel free to contact me at this email or by my personal email, lacelliapruitt@gmail.com.

Thank you for your time and attention to this important matter. I trust that with your support, we can ensure that our neighborhood remains a safe and welcoming place for everyone.

Sincerely,
LaCellia Pruitt

To Whom It May Concern,

My name is Julie Bondar.

I am writing this letter to ask the members of the board to please consider changing the zoning for the property located at 4320 McGraw Ave.

I have witnessed the complete transformation of this property, that was once dangerous and dilapidated, and has now been transformed into a beautiful piece of real estate.

The intrigue and excitement that this building has brought to the residents of the neighborhood is astounding. I have seen many people from the area come to the building, while it was being cleaned and renovated, to ask when they can start bringing their children or come in to train themselves.

I am a personal friend of Ron Hatmaker, and can attest to the love and determination he has for the people in the community and making a difference in the lives of the surrounding residents.

I truly believe that this gym is exactly what the community needs to thrive. It will bring positive changes to the youth in the area, giving them a place to blow off steam after school and all summer. It has already brought excitement and something for them to look forward to. It will be a place for family's to attend, to enrich their minds and body's. There will be programs in place for people of all ages and all physical levels.

Again, I ask you to please consider making the changes needed, and help enrich the lives of everyone that will walk through those doors.

Thank you for your time. If you have any questions, please feel free to contact me.

Julie Bondar
313-463-8048

Dear Members of the Zoning Board,

I am writing to express my deep concern regarding the inability of the Southwest Fight Club to open due to current zoning restrictions. This gym would be a vital community asset, addressing a critical need in our neighborhood. More than just a fitness facility, Southwest Fight Club would serve as a safe haven and hub of support for residents of all ages, especially our youth.

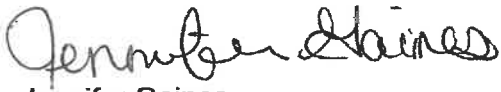
On a personal note, I am a local business owner, and my son has been looking forward to attending Southwest Fight Club ever since he lost his father. The gym would provide him with a safe and positive environment where he could channel his energy, build confidence, and find mentorship and support during this challenging time in his life. Without access to this facility, his opportunities for personal and emotional growth remain limited.

Southwest Fight Club exemplifies a commitment to promoting health, well-being, and community cohesion. Its programs are designed to cater to individuals of all fitness levels and backgrounds, offering affordable memberships to encourage healthy lifestyles. Additionally, the gym plans to provide a structured environment for local kids and teens, keeping them engaged in positive activities after school. Through mentorship programs and fitness classes, Southwest Fight Club would foster personal growth, teamwork, and discipline among its participants.

The inability to open due to zoning issues hinders the gym's potential to serve our community effectively. A zoning change would enable Southwest Fight Club to not only begin operations but also expand its impact with additional fitness programs, educational workshops, and community events that could benefit a broader segment of our population.

It is worth noting that the gym's anticipated presence has already garnered widespread support from local residents and businesses, who recognize the positive influence it will bring to the area. The gym's operation would also contribute to increased foot traffic and economic activity, benefiting the neighborhood as a whole.

I kindly urge the Zoning Board to approve the necessary zoning change to allow Southwest Fight Club to open its doors and fulfill its mission of fostering a vibrant, inclusive, and healthy community. Thank you for your time and attention to this pressing matter. Please feel free to contact if you require additional information or would like to discuss this request further.


Jennifer Gaines

313-627-3019



Fwd: Letter-Lexi

1 message

Ron Hatmaker <swfcdetroit@gmail.com>
To: williamparker0025@gmail.com

Thu, Jan 2, 2025 at 7:07 PM

----- Forwarded message -----

From: **Alexis Peretto** <alexisperetto20@gmail.com>
Date: Thu, Jan 2, 2025, 7:05 PM
Subject: Letter-Lexi
To: swfcdetroit@gmail.com <swfcdetroit@gmail.com>

To the City of Detroit,

My name is Alexis Peretto, and I am writing to express my strong support for Mr. Hatmaker and the Southwest Fight Club. I understand the city is currently evaluating the necessity of the gym located at 4320 McGraw Ave. I firmly believe that Southwest Fight Club will be a valuable addition to this great city, serving as a hub for fitness, community building, and personal development.

The gym will offer people of all ages a space to exercise, connect with fellow Detroiters, and even meet individuals from outside the city. Beyond physical fitness, it will provide an opportunity to learn skills that can last a lifetime. Most importantly, it will offer a safe and constructive environment for young people and adults alike—many of whom may find comfort and purpose within its walls.

For some, the training and mentorship provided by Mr. Hatmaker could even lead to professional opportunities, as we have seen happen in Detroit's storied past. Those who succeed at Southwest Fight Club and go on to achieve greatness will serve as ambassadors for Detroit, showcasing the city's talent and resilience to the world. Their success will reinforce Detroit's reputation as a destination for families to live, visit, and thrive.

The revitalization of Detroit is centered on community, and Southwest Fight Club embodies that spirit. It is not merely a gym—it is a pillar of support and opportunity for the

people of this city.

Detroit holds a special place in my heart, and I can think of no better location for Mr. Hatmaker's gym. Southwest Fight Club will undoubtedly contribute to the city's growth, vibrancy, and future success.

Thank you for your consideration.

Alexis Peretto
(313)493-3003

Hello, I'm writing this letter for my friend and Owner of S.W.F.C Ron Hatmaker.

I have know Ron 40 + yrs, and I can say that allowing the re-zoning of this property to allow him to help today's youth. Will benefit this community greatly. From keeping the old and young fit, give self discipline,focus & energy out let in a positive way.

I can say this has been a dream Of Ron's, to help the city's youth for as long as I can remember.

Yours truly ;

Anthony Mendez

68amendez@gmail.com

313 420 8235

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55	45	46
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45 (1/16/2025)

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FW: [EXTERNAL] R zoning Hearing Re: Ronald Hatmaker- Concern About Fight Club Near Neighborhood

From CPC Mailbox <CPC@detroitmi.gov>
Date Fri 12/6/2024 11:50 AM
To Dolores Perales <Dolores.Perales@detroitmi.gov>

-----Original Message-----

From: mettle-cows1c@icloud.com <mettle-cows1c@icloud.com>
Sent: Thursday, December 5, 2024 7:16 PM
To: CPC Mailbox <CPC@detroitmi.gov>
Subject: [EXTERNAL] R zoning Hearing Re: Ronald Hatmaker- Concern About Fight Club Near Neighborhood

Dear City of Detroit Officials,

I am reaching out as a concerned resident about a fight club that has recently surfaced in our neighborhood. While I understand the appeal of organized physical activities like boxing or martial arts, this particular setup raises serious concerns due to the presence of so many children in the area.

Our community has worked tirelessly to create a safe, family-friendly environment with gardens, sensory parks, and events that bring people together. A fight club operating in this space feels out of place and could increase violence or create an unsafe atmosphere for the children and families who live here.

If the facility were focused on providing structured programs like boxing or martial arts for the kids in the neighborhood, it might be a valuable addition to our community. Programs like these could offer a positive outlet for youth, teaching discipline and teamwork in a controlled, safe environment. Unfortunately, as it stands, the fight club seems more likely to cause harm than good.

I respectfully ask the city to evaluate the situation and consider ways to ensure the safety and well-being of our neighborhood. We've made so much progress together, and I hope we can find solutions that benefit everyone.

Thank you for your time and attention.

Sincerely,



11/29/2024

Dear Members of the City Planning Commission/Detroit Zoning Board,

My name is Aref Nagi, and I am writing to express my strong support for my dear friend Ronnie Hatmaker's proposal to open The Southwest Fight Club located at 4320 McGraw Detroit, Mi 48210. It would be a tremendous honor for the Board of Zoning to approve and support this project, which I believe will have a positive impact on our community.

The Southwest Fight Club represents more than just a space for physical training; it embodies an opportunity for personal growth and empowerment for our youth. By providing a safe and structured environment, this initiative will help guide young individuals toward healthier lifestyles and away from negative influences.

In conjunction with this project, I run my non-profit, Steps2Change, which is dedicated to helping misguided youth find their way. The collaboration between The Southwest Fight Club and Steps2Change will create a powerful support network for our young people, equipping them with the tools and mentorship they need to succeed.

I wholeheartedly believe that the approval of this project will be beneficial to the City of Detroit, fostering a sense of community and offering our youth the guidance they need to thrive. Thank you for considering this important initiative.

Sincerely,

Aref Nagi
Steps2Change

SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-47, *District Map No. 45*, to revise the zoning classification for eight parcels generally bound by an alley to the north, between Hartford Street to the east, McGraw Street to the south, and John E Hunter Street to the west, commonly known as 4344, 4338, 4332, 4324, 4320, 4314, 4306, and 4302 McGraw Street, from the R2 District (Two-Family Residential) zoning classification to the SD1 Special Development District (Small-Scale, Mixed-Use) zoning classification.

BY COUNCIL MEMBER _____ :

1 AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by
2 amending Article XVII, *Zoning District Maps*, Section 50-17-47, *District Map No. 45*, to revise
3 the zoning classification for eight parcels generally bound by an alley to the north, between
4 Hartford Street to the east, McGraw Street to the south, and John E Hunter Street to the west,
5 commonly known as 4344, 4338, 4332, 4324, 4320, 4314, 4306, and 4302 McGraw Street, from
6 the R2 District (Two-Family Residential) zoning classification to the SD1 Special Development
7 District (Small-Scale, Mixed-Use) zoning classification.

8 IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT
9 THAT:

10 Section 1. Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
11 *Maps*, Section 50-17-47, *District Map No. 47*, is amended as follows:

12 CHAPTER 50. ZONING

13 ARTICLE XVII. ZONING DISTRICT MAPS

14 Section 50-17-47. District Map No. 45.

15 For the properties generally bound by an alley to the north, between Hartford Street to the
16 east, McGraw Street to the south, and John E Hunter Street to the west, commonly known as 4344,
17 4338, 4332, 4324, 4320, 4314, 4306, and 4302 McGraw Street and identified more specifically as:

18 N MC GRAW 56 HOWLETTS SUB L20 P31 PLATS, W C R 14/82 49.14 IRREG;

19 N MC GRAW 57 HOWLETTS SUB L20 P31 PLATS, W C R 14/82 30 IRREG;

20 N MC GRAW 58 HOWLETTS SUB L20 P31 PLATS, W C R 14/82 30 X 115;

21 N MC GRAW 59 HOWLETTS SUB L20 P31 PLATS, W C R 14/82 30 X 115;

22 N MC GRAW 60 HOWLETTS SUB L20 P31 PLATS, W C R 14/82 30 X 115;


1 N MC GRAW 61 HOWLETTS SUB L20 P31 PLATS, W C R 14/82 30 X 115;
2 N MC GRAW 62 HOWLETTS SUB L20 P31 PLATS, W C R 14/82 30 X 115; and
3 N MC GRAW 63 HOWLETTS SUB L20 P31 PLATS, W C R 14/82 20 IRREG;
4 the existing R2 Two- Family Residential District zoning classification, respectively is revised to
5 the SD1 Special Development District, Small-Scale, Mixed-Use zoning classification.

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

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

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

Approved as to Form:



Conrad L. Mallett
Corporation Counsel