

Lesley C. Carr, Esq.
Chairperson
Lisa Whitmore Davis
Vice Chair/Secretary

City of Detroit

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

Brenda Goss Andrews
Thomas Christensen
Karen M. Gage
Frederick E. Russell, Jr.
Arthur Simons
Roy Levy Williams

City Planning Commission Regular Meeting
March 20, 2014, 4:45 PM
Committee of the Whole Room
13th Floor – Coleman A. Young Municipal Center
Woodward at Jefferson
(use Randolph Street entrance after 5:30 PM)

AGENDA

I. Opening

- A. Call to Order – 4:45 PM
- B. Roll Call
- C. Amendments to and Approval of Agenda

II. Minutes

- A. Approval of minutes of the Regular Meeting of March 6, 2014 Tentative

III. Public Hearings and Presentations

- A. **5:00 PM PUBLIC HEARING** - to consider the proposal of John Thomas to amend District Map No. 68 of the Detroit Zoning Ordinance, Chapter 61, Article XVII of the 1984 Detroit City Code, to show a B4 (General Business District) zoning classification where a B2 (Local Business and Residential District) zoning classification is presently shown at **15239 Fenkell Avenue** between Sussex and Whitcomb Avenues. **(RB)** 30 *mins.*
- B. **5:30 PM PUBLIC DISCUSSION** - to consider the request of Henry Ford Health Systems to approve a minor modification to the Planned Development (PD) District shown on Map No. 65 of Chapter 61, Article XVII of the 1984 Detroit City Code, Zoning, for the eastern portion of the College Park Development at 7800 West Outer Drive Avenue (excluding the shopping center), generally bounded by Lindsay Street, Thatcher Avenue, West Outer Drive Avenue, and Harlow Avenue (extended). The location of the requested modification is specifically indicated as the shaded area on the accompanying map. **(GM)** 20 *mins.*

IV. Unfinished Business

V. New Business

VI. Committee Reports

VII. Staff Report

VIII. Communications

IX. Public Comment

X. Adjournment (anticipated at 6:30 PM)

NOTE: An interpreter for the hearing impaired will be present at the meeting if requested at least 48 hours in advance. To request an interpreter, please call 313-224-4946.

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Brenda Goss Andrews
Thomas Christensen
Karen M. Gage
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TO: City Planning Commission
MRB
FROM: M. Rory Bolger, Staff
RE: Request of John Everett Thomas for the rezoning of 15239 Fenkell Avenue between Sussex and Whitcomb Avenues from B2 (Local Business and Residential District) to B4 (General Business District)
DATE: 14 March 2014

On Thursday, 20 March 2014, the City Planning Commission (CPC) will take up the request of John Everett Thomas to amend District Map No. 68 of the Detroit Zoning Ordinance, Chapter 61, Article XVII to show a B4 (General Business District) zoning classification where a B2 (Local Business and Residential District) zoning classification currently exists.

This request was originally filed on January 28, 2013 but not scheduled for a hearing at City Planning Commission pending receipt of additional information requested by staff on February 15, 2013. Uncertainty on the petitioner's part and attrition of CPC staff kept the requested rezoning application off the Commission's docket as incomplete until recent enforcement action prompted Mr. Thomas's amending and re-filing his rezoning petition on December 6, 2013.

BACKGROUND

The subject property is a single lot located at the southeast corner of Fenkell Avenue and Whitcomb Avenue between Hubbell and Greenfield Roads in northwest Detroit, just west of the Cooley High School site. This property was designated as B4 in 1968 when Ord. No. 390-G (Official Detroit Zoning Ordinance) created the B4 General Business District. Subsequently, it was rezoned to B2 as a result of the B2/B4 Study which purposefully down-zoned most major thoroughfares in the 12-square miles area generally bounded by West Eight Mile Road, Parkside Drive and Parkside extended, Lyndon Avenue, and Greenfield Road.

The B2/B4 Study was conducted over the course of 18 months and involved numerous meetings in the community. Charles Blessing, then-director of the old City Plan Commission, reported to Common Council that the Study recommended the B2 down-zoning of commercial frontages "...so that the zoning of these frontages will reflect the existing predominant development and will prevent certain of the land uses which the area residents feel would adversely affect their neighborhoods" (*Journal of Common Council, July 27, 1971, Pg. 1727*). The ordinance which put the Study's findings into effect (Ord. No. 628-G) went into effect on November 25, 1971.

The subject property is a rectangular-shaped former gas station which most recently was issued a permit for "restaurant." The frontage on Fenkell is one hundred thirty (130) feet; the frontage on Whitcomb is seventy (70) feet. Lot area is 9,100 square feet—0.21 acres.

The subject lot is located on the block bounded by Fenkell Avenue on the north, Sussex Avenue on the east, Chalfonte Avenue on the south, and Whitcomb Avenue on the west. The property is owned by the Gregory Paige (see tax statement). Mr. Paige was present at the February 10, 2014 rezoning pre-application meeting and the petitioner, Mr. Thomas, is acting with the knowledge and consent of Mr. Paige; as such, he has standing to request this rezoning.

REQUEST

Mr. Thomas seeks rezoning of the B2 property at 15239 Fenkell in order to establish a motor vehicle services facility, such as new tire sales and service (see attached application). Motor vehicle services facilities are prohibited on land zoned B2 but are permitted as a conditional use in the B4 district—the least intensive zoning district classification to permit such a use.

His current business, used tire sales, is illegal and has been closed down by the Buildings, Safety Engineering and Environmental Department (BSEED). A violation written by Detroit Police is currently before 36th District Court—next hearing, April 3, 2014. Although a rezoning to B4 would not help legalize the used tires sales and service business, it would allow for the business to change to minor or major motor vehicle services if approved as a conditional use by BSEED. A business selling and servicing new tires would be considered a minor motor vehicle services facility. Used tires could be sold and serviced at a new tire sales/service facility (minor motor vehicle services) provided the tire inventory did not exceed 10% used tires.

PLANNING CONSIDERATIONS

Surrounding Zoning and Land Use

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

- North: B2 (Local Business and Residential District) along Fenkell--single-story, vacant storefronts, vacant lot, and a billboard; active, nonconforming car wash east of Sussex; active, nonconforming, single-story nightclub west of Whitcomb (The Palms).
- East: B2 and R1 (Single-Family Residential District) on the same block along Sussex at Fenkell—occupied, two-story apartment building and its accessory off-street parking.
- South: R1 on both Whitcomb and Sussex all the way to Chalfonte—occupied single-family dwellings.
- West: B2 along Fenkell—active, nonconforming Spirit gas station.

Zoning Considerations

The full length of Fenkell between Livernois Avenue and just east of the Southfield Freeway is zoned B2 although the corridor contains numerous nonconforming, auto-related services such as gas stations, car washes as well as bars and cabarets. If legal, these nonconforming uses would have been established prior to the 1971 down-zoning of the area or permitted by the Board of Zoning Appeals as use variances at a time when the BZA had authority to consider use variances prior to 2005.

Mr. Thomas's petition is one of several motor vehicle-related use petitions (for used car lots and/or repair garages) that have sought to reverse the effect of the B2/B4 rezonings in northwest Detroit.

Master Plan Consistency and Detroit Future City

The Master Plan of Policies places the subject site within the Cerveney-Grandmont subsector of Neighborhood Cluster 9. The "existing land use" on the Master Plan map is identified as "Commercial" and the "future land use" is "Low Density Residential. The nearest commercial future land use designations in Cerveney-Grandmont are on West McNichols and on Grand River.

The Detroit Future City strategic framework plan for 2030 designates the Fenkell commercial corridor as "Green Residential."

Mr. Evans of the Planning and Development Department will provide comment as to the proposed rezoning's consistency with the Master Plan

Land Use Considerations

The existing B2 District lists 46 uses permitted on a by-right basis and 43 uses on a conditional basis. The proposed B4 District lists 66 uses permitted on a by-right basis and 85 on a conditional basis. B4 is clearly intended for more intensive and abrasive commercial uses than B2—particularly motor vehicle-related uses.

Mr. Thomas indicates that he enjoys broad support from his nearby neighbors as indicated by the attached letters to his application; he emphasizes that establishing a B4 District to allow for a motor vehicle services use would be preferable to having the site go vacant.

CPC staff has expressed concern to Mr. Thomas that the building's signage indicates uses even more intensive than used tire sales/service—"We Buy Junk Cars." Outdoor storage of used/scrap tires was cited in the violation notice and continues to the present. Both the petitioner and the land owner acknowledge that the proposed rezoning will still prohibit resumption of the recently closed used tire sales/service business.

REZONING CRITERIA

Of the eight rezoning criteria specified in Sec. 61-3-80, Criteria #1, 2, 6, and 8 would seem to be most worthy of scrutiny for the Fenkell rezoning request.

Sec. 61-3-80. Approval criteria.

Recommendations and decisions on an amendment of a zoning map in ARTICLE XVII of this Chapter shall be based on consideration of all of the following criteria:

- (1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;
- (2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;
- (3) Whether the proposed amendment will protect 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;
- (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;
- (6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;
- (7) The suitability of the subject property for the existing zoning classification and proposed zoning classification; and
- (8) Whether the proposed rezoning will create an illegal "spot zone."

Attachments (3)

cc: John Thomas
Bruce Evans

RECEIVED
RESUBMITTED

City Planning Commission
202 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 61-3-3 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: John Thomas

Date: 12/06/13

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

CPC File # **RECEIVED**
Date of Filing: FEB 11 2013
RE: CITY PLANNING COMMISSION

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Signature of Applicant: John Thomas

Date: 1/28/13

1. Name of Applicant: John Thomas
Address of Applicant: 2962 Field
City, State & Zip Code: Detroit, Mi. 48214
Telephone Number: (313) 633-7703 / 313-574-9670

2. Name of Property Owner: Sharita Woods
(If same as above, write "SAME")
Address of Property Owner: 20190 Lesure
City, State & Zip Code: Detroit, Mi. 48235
Telephone Number: (313) 585-6886

3. Present Zoning of Subject Parcel: Restaurant / B-2

4. Proposed Zoning of Subject Parcel: New Time Service / ~~B-2~~ B-4 sit.

5. Address of Subject Parcel: 15239 Fenkell
between Whitcomb / sussex and greenfield / hubbell
(Street) (Street)

6. General Location of Subject Property: Fenkell Ave. 2 blocks
east of Greenfield

7. Legal Description of Subject Parcel: (May be attached)
S. Fenkell, 119 Ajon Park sub., L30P98
PLATS, WCR 22/77 130x74

8. Size of Subject Parcel (Dimensions): 130x74
(Acreage): _____

9. Description of anticipated development:
New Tire Service

10. Reason why the present zoning classification is not appropriate and why the proposed zoning classification is more appropriate:
Because it's not a restaurant anymore and or about to be a New Tire Service.

11. Zoning of Adjacent Properties:
To the North - R-1 - Vacant Building
To the South - R-1 - ~~Apartment Building~~ Residential
To the East - R-1 - Apartment Building
To the West - B-2 - Gas Station

12. Development of Adjacent Properties:
To the North - R-1 - Vacant Building
To the South - R-1 - Residential
To the East - R-1 - Apartment Building
To the West - B-2 - Gas Station

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

Organization/Address	Contact Information
Belmont Community Ass.	313-493-0489 Ms. Venetris Edwards V.P.
Whitcomb Ave. Block Club	313-838-4112 Ms. Marsha Quinzy Pres.

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

Name	Relationship	Address	Business/Property	Phone
Eddie Twaal	owner	15303 Fenkell	gas Station	734-741-3464
Betty Smith	resident	14948 whitcomb	Resident	313-272-1055
Marsha Quinzy	resident	14327 whitcomb	Resident	313-836-4112
Mr. Sharonne Ward	res.	15030 Sussett	Res.	313-694-5152
Paul Jones	owner	15350 Fenkell	Bar Owner	313-493-9300

August 22, 2012

To: The City of Detroit Zoning Board
Detroit Michigan

Mr. John Thomas met with the members of the Whitcomb Avenue Block Club on August 15, 2012 and gave an excellent presentation to those in attendance. Please find attached a copy of the letter that was submitted by Mr. Thomas to the Whitcomb Avenue Block Club. Mr. Thomas is the owner of JOHN'S FENKELL & WHITCOMB TIRE SERVICE. His business is located at the corner of Whitcomb and Fenkell Avenues.

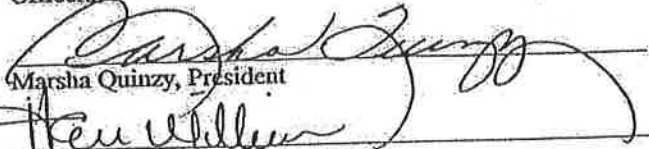
Officers of the block club canvassed the residents in the area and many of them vouched for Mr. Thomas as a reliable and legitimate business in our area. Some of them have used his services and recommended the block club support him in his endeavors.

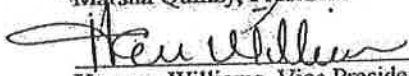
The question to support Mr. Thomas and his business was presented to the members in attendance and there was a consensus of yeas to write the city zoning board and recommend the zoning board to approve JOHN'S FENKELL & WHITCOMB TIRE SERVICE to remain at the current location at 15239 Fenkell, Detroit Michigan.

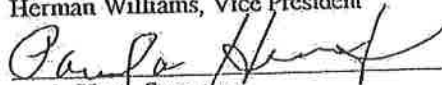
You will also find attached a list of the residents that support Mr. Thomas and his business in the area.

This letter is being submitted on behalf of the Whitcomb Avenue Block Club. If there are any questions, please contact the President, Marsha Quinzy at (313) 838-4112. Thank you for your attention to this matter. A copy of this letter as well as the letter presented by Mr. Thomas will be recorded in the minutes of the Whitcomb Avenue Block Club.

Officers:


Marsha Quinzy, President


Herman Williams, Vice President


Paula Hunt, Secretary

cc: Mr. John Thomas

August 14, 2012

Hello my name is John Thomas,

I am writing this letter as a reference to show how I and my business would be of great asset to your community. I have worked in the automobile industry for many years in several different areas, so I am very knowledgeable and informed. My plan is to help out in the community by investing my time, and money to help build projects that are pending or new to life. Also, I would really enjoy starting and internship that mentors and helps boys gain knowledge in the automobile repair industry!

In conclusion, I look forward to starting a meaningful relationship with your community.

Sincerely,

John Thomas

Detailed Tax Information

City of Detroit

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 22010755.002L

Property Address [collapse]
15239 FENKELL DETROITMI48227
Owner Information [collapse]
PAIGE, GERGORY Unit: 01 15239 FENKELL DETROIT, MI 48227
Taxpayer Information [collapse]
SEE OWNER INFORMATION
Legal Information for 22010755.002L [collapse]
S FENKELL 119 AVON PARK SUB L30 P98 PLATS, W C R 22/77 130 X 74

Enter Future Interest Date:

****Note:** On March 1 at 00:00, local taxes become Ineligible for payment at the local unit. The total due shown for prior year taxes is as of the annual settlement date with the County for that particular tax year and does not reflect any payments, fees, or interest accrual that may have occurred after the settlement date. For updated tax information, please check with the local County.

Use the +/- button to expand and collapse the Tax Detail Information.

Year / Season	Total Amt	Total Paid	Last Paid	Total Due	
+ 2013, Winter	\$272.77	\$0.00		\$272.77	** Pay Tax Bill Now
+ 2013, Summer	\$2,470.94	\$300.00	10/03/2013	\$2,170.94	** Pay Tax Bill Now
+ 2012, Winter	\$230.50	\$0.00		\$230.50	**Read Note Above
+ 2012, Summer	\$2,444.38	\$0.00		\$2,444.38	**Read Note Above
+ 2011, Winter	\$232.76	\$0.00		\$232.76	**Read Note Above
+ 2011, Summer	\$2,387.45	\$0.00		\$2,387.45	**Read Note Above
+ 2010, Winter	\$228.88	\$0.00		\$228.88	**Read Note Above
+ 2010, Summer	\$2,325.05	\$0.00		\$2,325.05	**Read Note Above

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NOTICE OF PUBLIC HEARING

A public hearing will be held by the City Planning Commission in the Committee of the Whole Room, 13th floor of the Coleman A. Young Municipal Center, 2 Woodward Avenue, on

THURSDAY, MARCH 20, 2014 AT 5:00 PM

to consider the proposal of John Thomas to amend District Map No. 68 of the Detroit Zoning Ordinance, Chapter 61, Article XVII of the 1984 Detroit City Code, to show a B4 (General Business District) zoning classification where a B2 (Local Business and Residential District) zoning classification is presently shown at **15239 Fenkell Avenue** between Sussex and Whitcomb Avenues. The subject area is shown as the shaded area on the accompanying map.

The proposed change in zoning is being requested to allow for consideration by the Buildings, Safety Engineering and Environmental Department of a proposed minor motor vehicle services facility—a conditional land use. The present zoning district and the proposed zoning district are generally defined by the Zoning Ordinance as follows:

B2 – Local Business and Residential District

The B2 Local Business and Residential District provides for the day-to-day consumer goods and services required to serve a small residential area. High-traffic generating and traffic-oriented uses are restricted because of their obvious undesirable influence on adjacent residential areas.

B4 – General Business District

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.

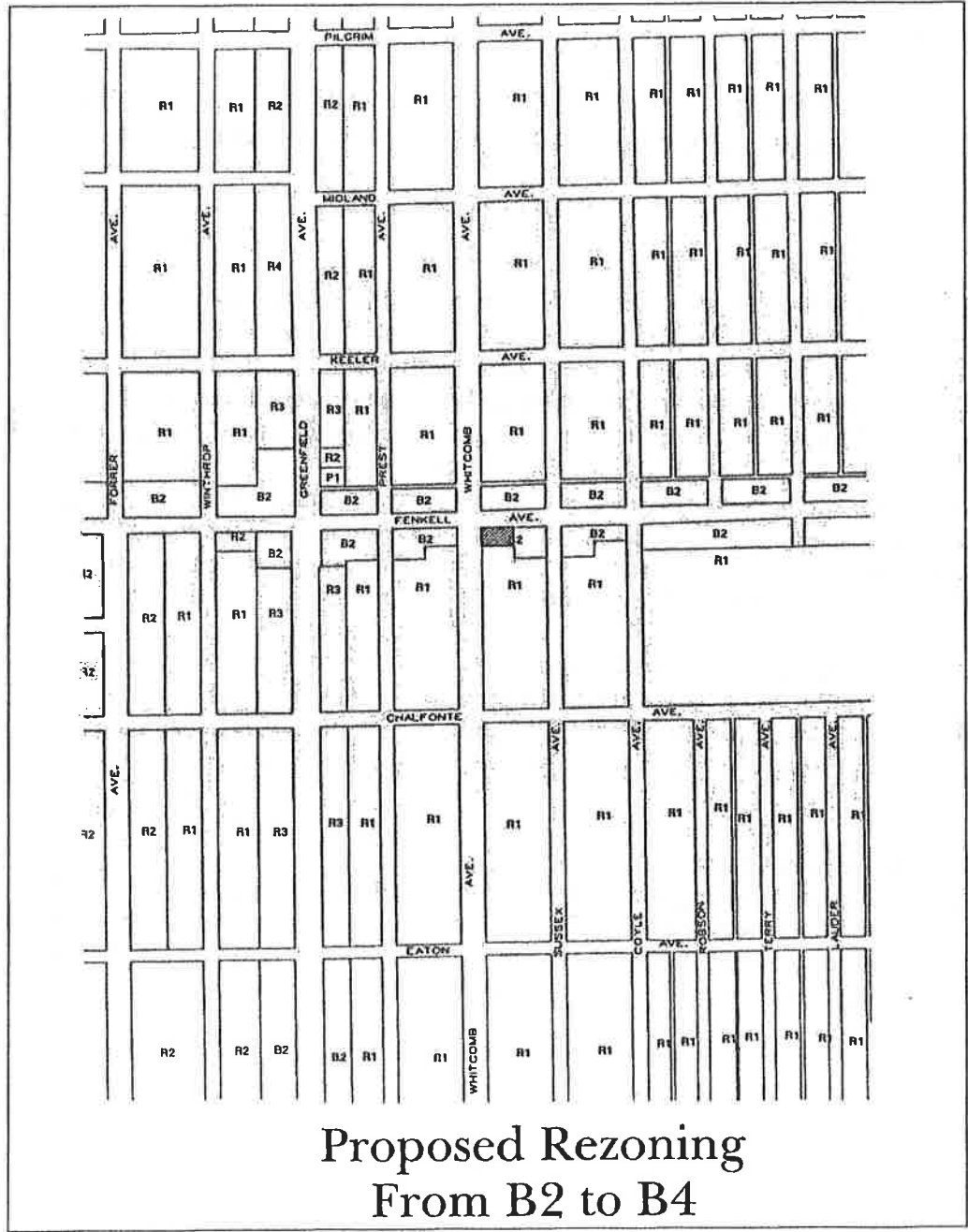
This proposed map amendment is being considered by the City Planning Commission in accordance with the provisions of Article III, Division 3 of the Detroit Zoning Ordinance.

Rezoning requires the approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission. You may present your views on this proposal by attending this hearing, by authorizing others to represent you, or by writing to this office prior to the hearing, 2 Woodward Avenue, Room 208, Detroit, Michigan 48226 (FAX: 313-224-4336). Because it is possible that some who are affected by this proposal may

not have been notified, it is suggested that you kindly inform your neighbors so that they too may express their positions if they so desire.

An interpreter for the hearing impaired will be present at the meeting if requested at least 48 hours in advance. To request that an interpreter for the hearing impaired be present at the meeting, please call (313) 224-4946.

For further information on this proposal or the public hearing, please call (313) 224-6225.



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Angela D. Allen, MSW, PhD
Brenda Goss Andrews
Thomas Christensen
Karen Gage
Frederick E. Russell, Jr.
Arthur Simons
Roy Levy Williams

TO: City Planning Commission

FROM: Gregory Moots, staff *GM*

RE: **Modification of Planned Development (PD) zoning district at 7800 West Outer Drive to allow for the construction of an addition to the existing medical building**

DATE: March 12, 2014

The City Planning Commission (CPC) staff has received a site plan review application for the eastern portion of the College Park Development at 7800 West Outer Drive Avenue (excluding the shopping center), generally bounded by Lindsay Street, Thatcher Avenue, West Outer Drive Avenue, and Harlow Avenue (extended), and shown on zoning map no. 65. The site is owned by REDICO Inc.. This request will facilitate the construction of a 9,700 square foot, single-story expansion of the existing medical building. This constitutes an increase of 4.8 percent, under the five (5) percent threshold set as a criterion for determining if a modification is "minor", per Sec. 61-3-97. While the proposed expansion constitutes a minor modification to the site plan approved via ordinance 40-98, staff feels it is significant enough, and given the local community's involvement in the establishment of the PD, that CPC review is warranted.

This site plan review for the minor modification is being conducted in accordance with the provisions of Sec. 61-11-12 and the approval criteria specified in Division 5, Subdivision D of Article III of the Detroit Zoning Ordinance (Chapter 61 of the 1984 Detroit City Code). The CPC review of this development is anticipated at the March 20, 2014 meeting.

PROPOSED DEVELOPMENT

The addition will be the west at the north-west corner of the building. It will be on an area that is now grass. This will allow the existing dialysis facilities to be relocated from the basement to this new space. The materials will be the same as those of the existing building,

with metal panel and glass storefront on the west and masonry (primarily tan brick with a stone cap) on the north and south. The entrance will be on the south side, facing the parking lot. The developer has stated that the existing parking lot appears to have excess capacity, as staff understands that it is very rarely full, and that many of the patrons to the dialysis center are dropped off. Therefore, no new parking is shown for the proposed expansion.

APPROVAL CRITERIA

The following are the relevant site plan approval criteria from Sections 61-3-151 through 61-3-167, with staff analysis following in italics.

Sec. 61-3-152. Criteria; compliance with master plan. *The Master Plan shows "Institutional" as the Future General Land Use for this site, with which the proposal complies with.*

Sec. 61-3-153. Criteria; conformance with Zoning Ordinance. *The expansion is minor modification to the previously approved zoning.*

Sec. 61-3-154. Criteria; conformance with design guidelines. *The expansion matches the previously approved design.*

Sec. 61-3-156. Criteria; pedestrian circulation. *The entrance to the expansion is located appropriately for pedestrians to access.*

Sec. 61-3-158. Criteria; open spaces, landscaping, screening, and buffering. *The proposed building is well screened with plantings. The building does of course reduce the amount of open space on the site, but the reduction seems justified.*

Sec. 61-3-160. Criteria; aesthetics. *The appearance blends in with the current building and seems appropriate.*

The following are the relevant PD District design criteria from Section 61-11-15, with staff analysis following in italics.

(b) *Scale, form, massing, and density.* Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development. *The addition is relatively small and the materials seem to match.*

(c) *Compatibility.* The proposed development should be compatible with surrounding development in terms of land use, general appearance and function, and should not adversely affect the value of properties in the immediate vicinity. *The use seems compatible, as it is an extension of the existing use. The appearance is discussed above.*

PRELIMINARY ANALYSIS

The proposed expansion seems to fit the site. The appearance blends with the existing building. The parking on the site seems adequate for the additional patients, given the current surplus. Traffic circulation is unaffected by the proposal.

Attachments

N.W. DETROIT DIALYSIS AT COLLEGE PARK

MEDICAL OFFICE BUILDING ADDITION & TENANT SPACE BUILD-OUT OUTER DRIVE DETROIT, MI, 48202

ARCHITECT

STUCKY VITALE ARCHITECTS
2772 WOODWARD AVENUE
ROYAL OAK, MICHIGAN 48067
(248) 546-6700

STRUCTURAL ENGINEER

SPALLING STRUCTURAL
ENGINEERS, P.C.
5050 UNION TOWER RD.
COMMERCIAL, MICHIGAN 48302
248.594.4000

MECHANICAL ENGINEER

PETER BASSO ENGINEERS
5945 LIVERMORE RD
TROY, MICHIGAN 48068
248.879.5666

ELECTRICAL ENGINEER

PETER BASSO ENGINEERS
5945 LIVERMORE RD
TROY, MICHIGAN 48068
248.879.5666

FIRE ALARM ENGINEER

TECO
FIRE SUPPRESSION DESIGN
TECO

EQUIPMENT SUPPLIER

MAR COR PURIFICATION, INC
1650 28TH AVE NORTH
ANN ARBOR, MI 48106
800.833.3030

PROJECT DATA

BUILDING CODE AUTHORITY:
CITY OF DETROIT

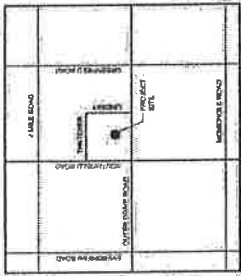
OWNER:
DETROIT DIALYSIS CENTER
10000 WOODWARD AVENUE
DETROIT, MI 48202

TYPE OF CONSTRUCTION:
REPAIR/ALTERATION/NEW CONSTRUCTION

USE GROUP:
S-1 OFFICES

OCCUPANT LOAD:
SCHEDULE 10
10 PER 100 SQ FT
1 PER 100 SQ FT

APPLICABLE CODES:
2010 INTERNATIONAL CODE BOOK
2010 INTERNATIONAL ELECTRICAL CODE
2010 INTERNATIONAL FIRE ALARM AND NOTIFICATION CODE
2010 INTERNATIONAL MECHANICAL CODE
2010 INTERNATIONAL PLUMBING CODE
2010 INTERNATIONAL FIRE SAFETY CODE
2010 INTERNATIONAL ENERGY CONSERVATION CODE
2010 INTERNATIONAL SCHEDULE 10 CODE



VICINITY MAP
OF PROJECT

SHEET INDEX	
GENERAL	1
MECHANICAL	2
ELECTRICAL	3
FIRE ALARM	4
FIRE SUPPRESSION	5
EQUIPMENT	6
PLUMBING	7
MECHANICAL LUMBING	8
MECHANICAL LUMBING	9
MECHANICAL LUMBING	10
MECHANICAL LUMBING	11
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MECHANICAL LUMBING	97
MECHANICAL LUMBING	98
MECHANICAL LUMBING	99
MECHANICAL LUMBING	100

MOUNTING SCHEDULE	
TYPE	DESCRIPTION
1	TYPE 1
2	TYPE 2
3	TYPE 3
4	TYPE 4
5	TYPE 5
6	TYPE 6
7	TYPE 7
8	TYPE 8
9	TYPE 9
10	TYPE 10
11	TYPE 11
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95	TYPE 95
96	TYPE 96
97	TYPE 97
98	TYPE 98
99	TYPE 99
100	TYPE 100

PLUMBING FEATURE COUNT	
NO.	DESCRIPTION
1	TYPE 1
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3	TYPE 3
4	TYPE 4
5	TYPE 5
6	TYPE 6
7	TYPE 7
8	TYPE 8
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98	TYPE 98
99	TYPE 99
100	TYPE 100

SVA
STUCKY VITALE ARCHITECTS
111 WOODWARD AVENUE
ROYAL OAK, MI 48067-0935
P. 248.546.6700
WWW.STUCKYVITALE.COM

Project:
MEDICAL OFFICE BUILDING ADDITION
AT COLLEGE PARK PLAZA
DETROIT, MICHIGAN

Issued For:
SPA, PD Revised 03/14

Drawn by:
JAV/MSB
Checked by:
JAV/MSB
Sheet Title:
BRIEF INDEX AND
LOCATION PLAN
Project No.:
2014.007
Sheet No.:
TS1.1



Project:
NEW DETROIT
DALLAS CENTER
COLLEGE PARK PLAZA
OUTER DRIVE
DETROIT, MICHIGAN

Issued for:
OWNER REVIEW 2/14
OWNER REVIEW 02/14
OWNER REVIEW 03/14
OWNER REVIEW 02/14
OWNER REVIEW 02/14
SFA PD Review 03/11/14

Drawn by:
A.D.
Checked by:
J.M. / S.A.
ARCHITECTURAL
SITE PLAN

Project No.:
2014.007
Sheet No.:
SP1.1G
NOT SCALE DRAWING

SITE STATISTICS:

SPACES: 1,100
TOTAL SPACES: 1,100

10 PLANNED DEVELOPMENT
ACTUAL 1,100 SPACES INCLUDING
100% (100%)

80,000 SQ FT
40,000 SQ FT
40,000 SQ FT

80,000 SQ FT
40,000 SQ FT
40,000 SQ FT

70,000 SQ FT
35,000 SQ FT
35,000 SQ FT

PROPOSED MEDICAL OFFICE BUILDING AND PROJECT AREA
PROPOSED NEW CONSTRUCTION 1,100 SQ FT
PROPOSED EXISTING CONSTRUCTION 1,100 SQ FT

CHANGE IN AREA: 0.00 ACRES
NEW CONSTRUCTION: 0.04 ACRES (28,717 - 118%)
TOTAL EXISTING: 0.00 ACRES (0.00 - 0%)

PROPOSED TOTAL PARKING SPACES: 1,100 SPACES PROVIDED
TOTAL EXISTING PARKING SPACES: 1,100 SPACES PROVIDED
TOTAL: 2,200 SPACES (2,200 - 100%)

TOYOTA: 1,100 SPACES (1,100 - 100%)
TOTAL: 2,200 SPACES (2,200 - 100%)
TOTAL: 2,200 SPACES (2,200 - 100%)

PROPOSED TOTAL PARKING SPACES: 1,100 SPACES PROVIDED
TOTAL EXISTING PARKING SPACES: 1,100 SPACES PROVIDED
TOTAL: 2,200 SPACES (2,200 - 100%)

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TOTAL EXISTING PARKING SPACES: 1,100 SPACES PROVIDED
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TOTAL EXISTING PARKING SPACES: 1,100 SPACES PROVIDED
TOTAL: 2,200 SPACES (2,200 - 100%)

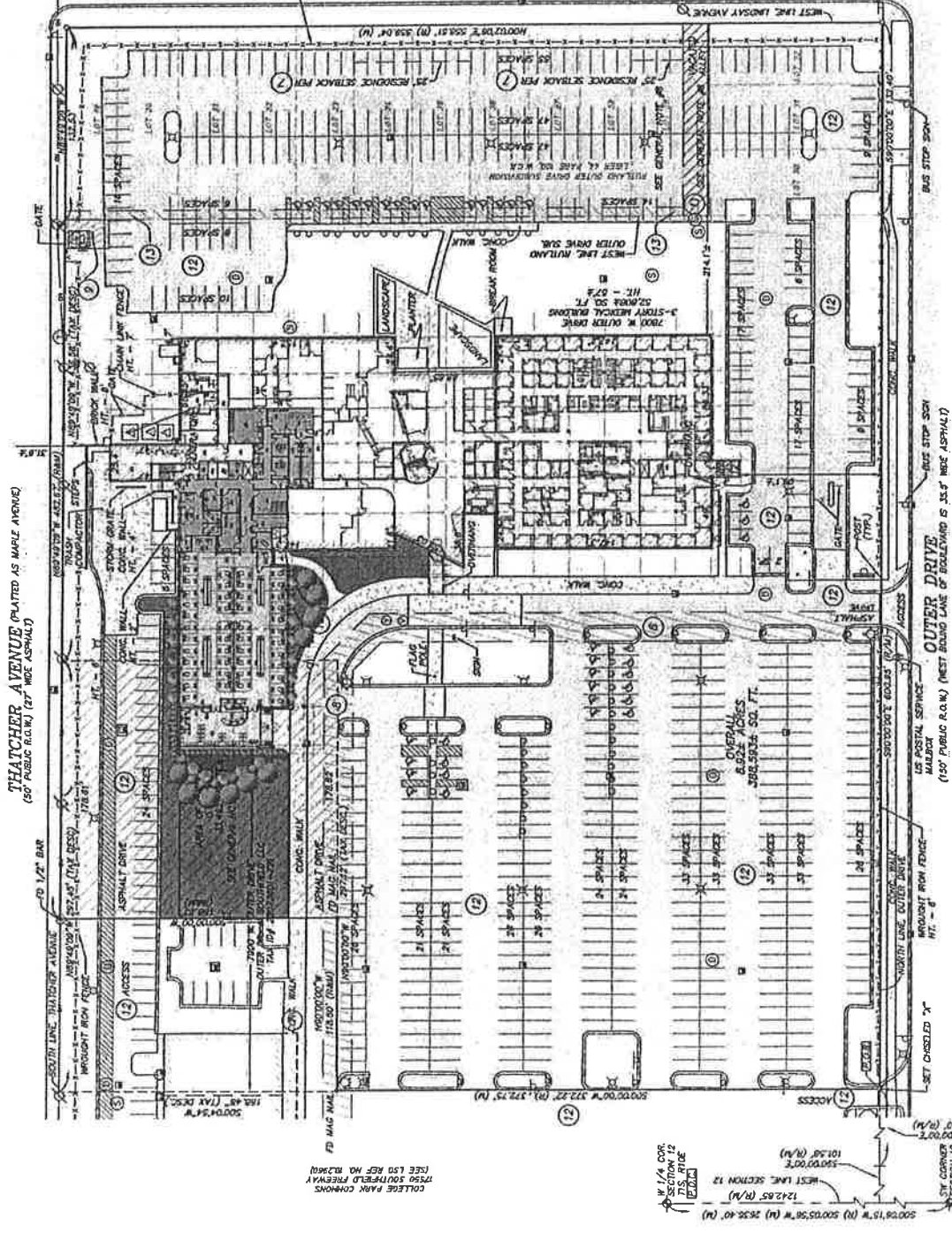
PROPOSED TOTAL PARKING SPACES: 1,100 SPACES PROVIDED
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TOTAL: 2,200 SPACES (2,200 - 100%)

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TOTAL EXISTING PARKING SPACES: 1,100 SPACES PROVIDED
TOTAL: 2,200 SPACES (2,200 - 100%)



ARCHITECTURAL SITE PLAN - OPTION G

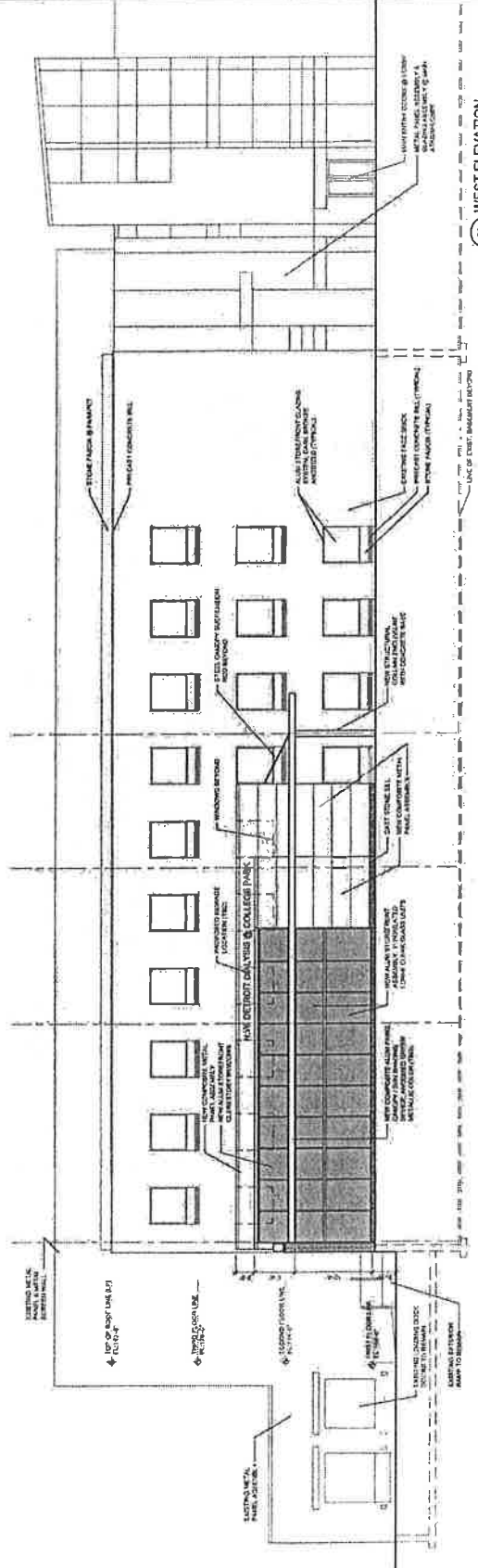


Project:
 NW DETROIT
 DIALYSIS CENTER
 COLLEGE PARK PLAZA
 OUTER DRIVE
 DETROIT, MICHIGAN

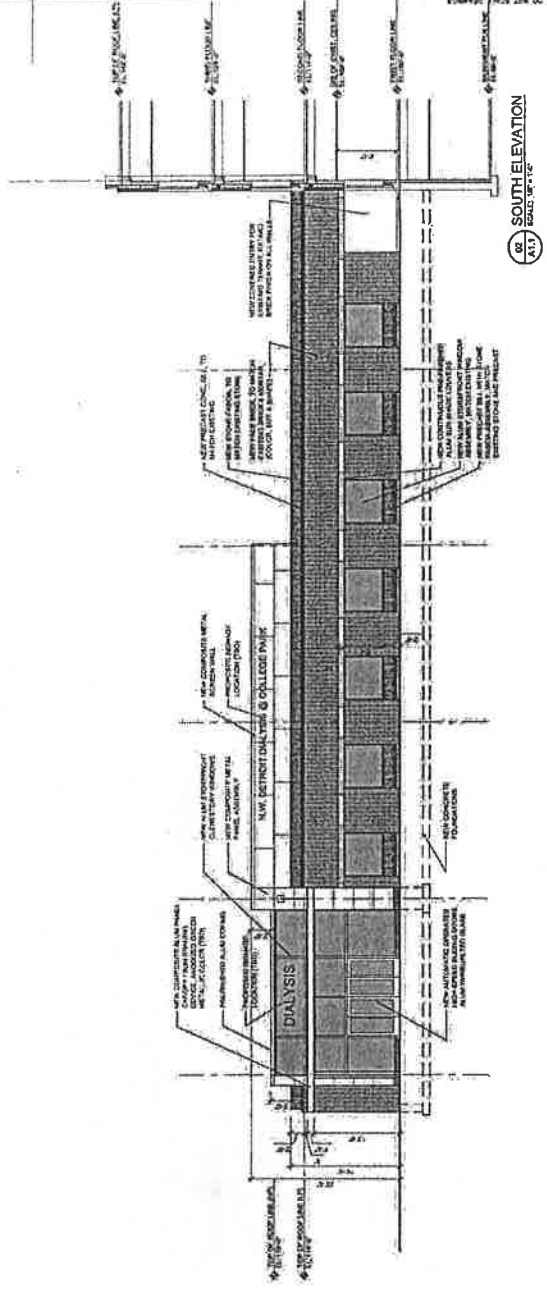
Issued for:
 BVA P/D Revised DATE

Drawn by:
 AUB
 Checked by:
 JAT, JUB
 Date: 10/11/11
 ELEVATIONS

Project No.:
2014.007
 Sheet No.:
A3.1



WEST ELEVATION
 SCALE 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE 1/8" = 1'-0"

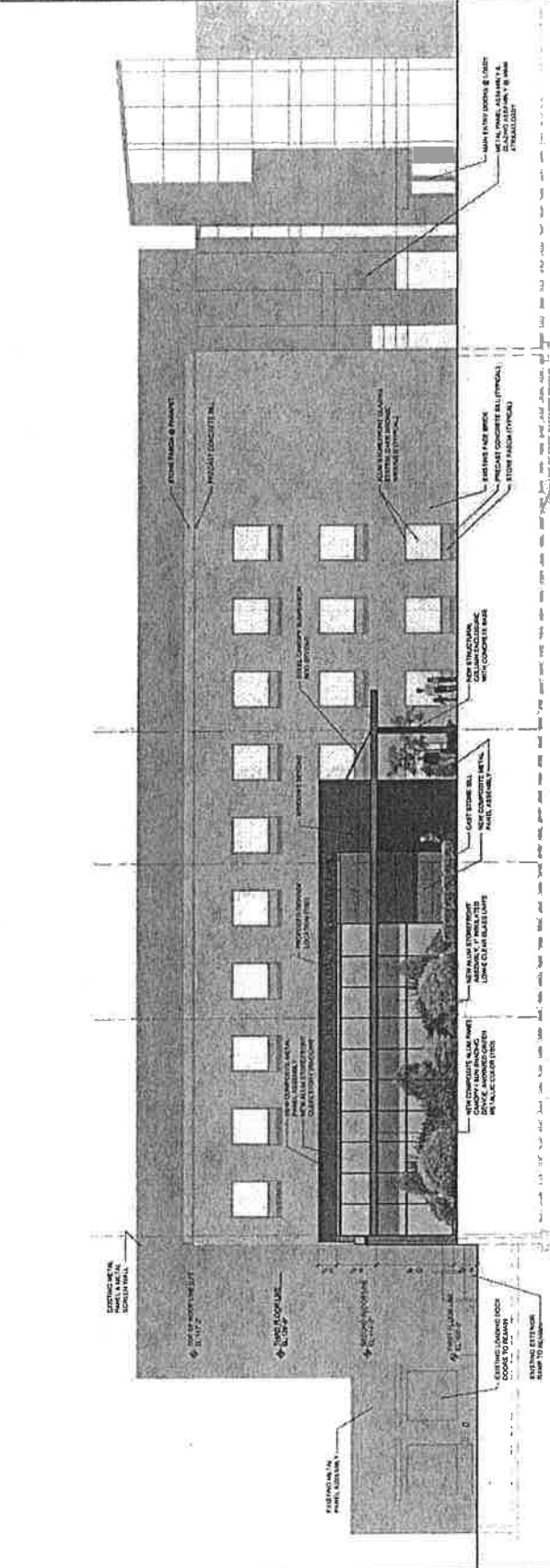
SVA
 SPECTER HILL ARCHITECTURAL
 31173 WOODWARD AVENUE
 BOSTON, MA 02116
 P. 781.544.6796
 F. 781.544.8154
 WWW.SVAOFFICE.COM

Project:
 NEW DETENTION
 CENTER
 AT COLLEGE PARK PLAZA
 DETROIT, MICHIGAN

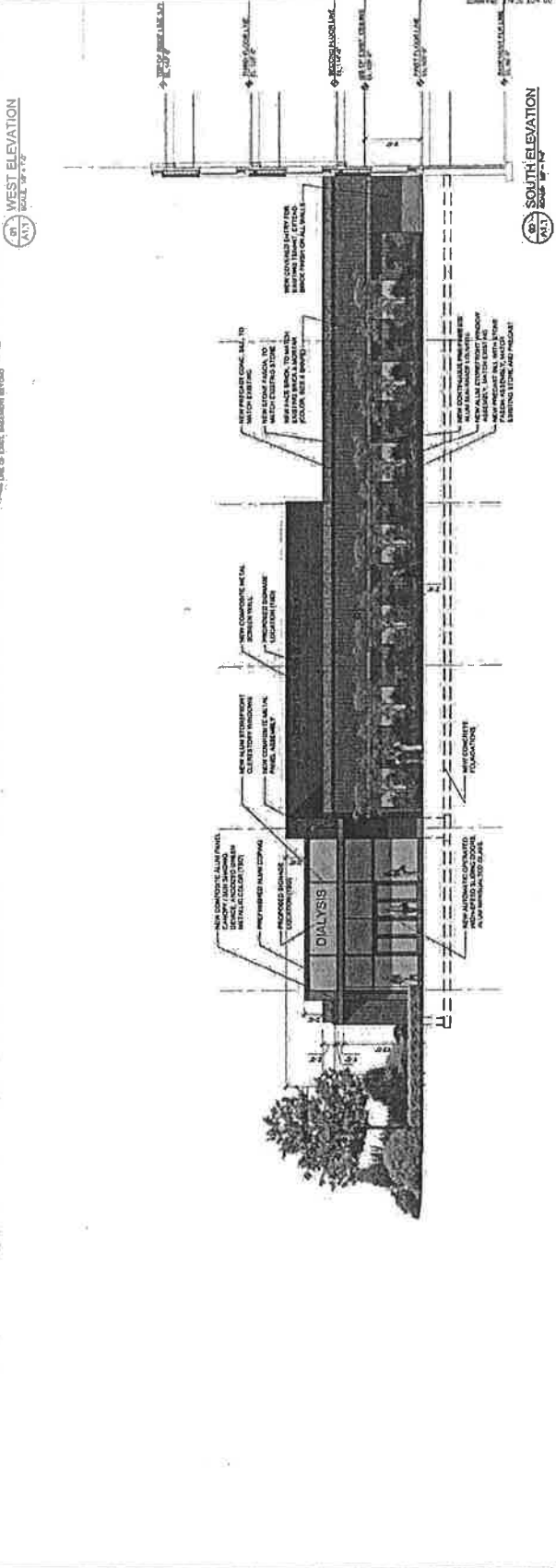
Issued for:
 SPA PD Review 03.11.14

Drawn by:
 JLD
Checked by:
 JAV, M.B.
Sheet Title:
 EXTERIOR
 ELEVATIONS

Project No.:
 2014.007
Sheet No.:
 A3.1



WEST ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

