



June 13, 2022

Dave Root  
Giffels Webster  
28 W. Adams Avenue  
Detroit MI 48226

Model T Automotive Group Heritage Complex  
461 Piquette Avenue  
Detroit MI 48202

RE: 411 Piquette (PIN 01001800.003)  
Conditional Land Use  
SPR2022-00007 and SLU2022-00023 (3<sup>rd</sup> Submission)

To the Attention of Dave Root:

We have completed our review of your application and plans, re-submitted via ProjectDox on April 26, 2022.

The current legal land uses are 'Industrial Laundry with Assembly Hall (3<sup>rd</sup> Floor)', established by building permit number 49285 on August 18, 1970, and "Antenna" per building permit BLD2019-02808 issued June 11, 2019. Your property is zoned M4 (Intensive Industrial) District. The revised proposal is to renovate the building into 162 residential loft units. The existing parking lot will be redone to accommodate off-street parking spaces, a new loading zone, dog run, and electrical services.

The proposed use of 'Lofts' are permitted conditionally in a M4 District; thus, a Special Land Use Hearing and must be reviewed by the Loft Review Committee per section 50-12-159, prior to issuance of a building permit.

122 off-street parking spaces are required for the 162 loft units (or .75 spaces per unit); 199 on-site parking spaces are provided, thus no deficiency.

After reviewing your site plans and drawings, we find the proposed plan meet the site plan requirements of Section 50-3-171 of the Detroit Zoning Ordinance and has been **approved with condition(s)**:

- Per Section 50-2-124 ("Duties and Responsibilities"), the Loft Review Committee shall review this application per to issuance of a building permit; and
- Per Section 50-14-343 ("Interior landscaping"), as this activity is a change of use, the parking lot shall provide a minimum of 4,378 square feet of interior landscaping (and 17 shade trees) shall be provided for the 199 off-street parking spaces prior to issuance of a building permit; and
- Per Section 50-14-234 ("Pedestrian walkway"), where parking is proposed immediately adjacent to a building, a pedestrian walkway, that is not less than



five feet in width, shall be provided to separate the parking area from the building served; and

- That rental registration and lead clearances are required if the residential units are not owner-occupied; and
- That per Section 50-14-341("Right-of-way screening"), the proposed surface parking lot shall conform to the applicable right of way screening requirements (opaque screening between thirty to thirty-six inches in height) as reviewed and deemed appropriate by the Planning and Development Department prior to issuance of a building permit; and
- No open storage of any kind is permitted, including any rubbish or debris generated by this operation. All trash can be stored inside the building until rolled outside for pickup or enclosed in a commercial trash receptacle with masonry walls and opaque gates as required per Section 50-14-364 of the Zoning Ordinance; and
- That any proposed right-of-way improvements (vehicular ingress and egress, sidewalks, etc.) shall be reviewed and approved by the Department of Public Works in accordance with the provisions of Chapter 50, Article IV of the Detroit City Code prior to issuance of a building permit; and
- That parking is permitted for operable vehicles on the subject property only. The parking or storage of junk or wrecked vehicles, or the overnight parking or storage of any commercial vehicles, or the parking or storage of any unlicensed vehicles is strictly prohibited.

Our office will contact you shortly regarding the date of your public hearing. If you have any questions, please call (313) 224-1317 or send an email to [zoning@detroitmi.gov](mailto:zoning@detroitmi.gov) and someone from the Zoning Division will get back with you.

Sincerely,

*Jayda Philson*

Jayda Philson  
Zoning Manager  
JSP/EL

Cc: Greg Moots, P&DD  
File