

Case No: _____
Date Submitted: _____

**CITY OF GROSSE POINTE
APPLICATION TO ESTABLISH A PLANNED UNIT DEVELOPMENT**

NOTICE TO APPLICANT: Applications to establish a Planned Unit Development (PUD) must be submitted to the City in substantially complete form prior to being reviewed. The application must be accompanied by the application data requirements specified in the Zoning Ordinance, including fully dimensioned site plans, plus the required review fees. Regular meetings of the Planning Commission are held on the third Monday of each month at 7:00 p.m. All meetings are held at the Grosse Pointe City Hall, 17147 Maumee, Grosse Pointe, Michigan 48230. Phone number (313)885-5800

TO BE COMPLETED BY APPLICANT:

I (we) the undersigned, do hereby respectfully request consideration of our Planned Unit Development application, and provide the following information to assist in the review:

Name of Applicant: MTB PARTNERS LLC

Mailing Address: 255 E. BROWN ST. #105 Telephone: 248.770.9106
BIRMINGHAM, MI 48009

Property Owner(s) (if different from Applicant): GROSSE POINTE CITY CENTER PARTNERS AND CIVIC CENTER EQUITIES

Mailing Address: 255 E. BROWN ST. #105 Telephone: 248.770.9106
BIRMINGHAM, MI 48009

Applicant's Interest in Property: AFFILIATE OF PROPERTY OWNER

Location of Property: Street Address: 582-606 St. Clair Ave.

Nearest Cross Streets: St. Paul St.

Sidwell No: 99001000, 040090002, 040090003, 040091001, 040091002, 040092001, 040092002

Property Description:

If part of a recorded plat, provide lot numbers and subdivision name. If not part of a recorded plat (i.e., "acreage parcel"), provide metes and bounds description. Attach separate sheets if necessary.

Refer to attached ALTA Survey

Property Size: 1.94 Acres 85,506 Square Feet

Existing Zoning: T - Transition

Zoning of Adjacent Property: North P-1 South T East R1-B West R1-B

Present Use of Property: The existing parcel consists of surface parking and undeveloped green space. The property includes an access easement to an existing adjacent parcel with a cellular tower and supporting equipment buildings.

Proposed Use of Property (specify number of acres to be allocated to each use): ** Also see Project Narrative
The proposed use of the property includes multi-family housing, retail use and supporting residential amenities, including on-site surface parking. Refer to attached design drawings. Use summary and area as shown on drawings.

Residential Development: Total Number of Dwelling Units Proposed: 81
Number of Single Family Detached Units: _____
Number of Attached Units: _____

Non-Residential Development:

	Description	Land Area	Floor Area
Retail	<u>Tenant restaurant or retail use</u>	<u>As shown</u>	<u>2,825 s.f.</u>
Office	_____	_____	_____
Industrial	_____	_____	_____
Other	_____	_____	_____

Justification for Planned Unit Development (State the reasons why PUD zoning is needed and why the proposed development could not be developed using conventional zoning):

The proposed project seeks PUD zoning to allow the building area and height needed to achieve residential densities and surface parking. The proposed solution is urban transitional in nature and meets the intent of the district. In addition, the the owner has been asked by the City of Grosse Pointe to assist with the communities parking needs by contributing a portion of their private property to the municipality to allow the City to build public parking spaces. Being adjacent to a public parking lot, we believe that adding a finite amount of retail space within our development will contribute to the vitality of the downtown and complement the existing retailers and maximize the existing parking infrastructure without adversely impacting the existing residents on St. Clair Ave. Setbacks are reduced from 'Transition' zoning requirements, however, maintains a strong building frontage line along St. Clair Ave and is compatible with nearby single family home front yards. Refer to project narrative for additional information.

Professionals who Prepared Plans:

Name	Address	Telephone	Primary Design Responsibility
<u>Integrated Architecture</u>	<u>840 Ottawa Ave NW Grand Rapids, MI 49503</u>	<u>(616) 574-0220</u>	<u>Michael C. Corby, FAIA Managing Partner</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

ATTACH THE FOLLOWING:

1. Fifteen (15) individually folded copies of required site plans, sealed by a registered architect, engineer, landscape architect or community planner. The site plan shall provide all information required in Section 90-76 of the Zoning Ordinance.
2. Proof of property ownership. *(SEE ATTACHED DEED)*
3. Review comments or approval received from county, state, or federal agencies.

PLEASE NOTE: THE APPLICANT OR A DESIGNATED REPRESENTATIVE MUST BE PRESENT AT ALL SCHEDULED REVIEW MEETINGS OR THE PLANNED UNIT DEVELOPMENT PROPOSAL WILL BE TABLED DUE TO LACK OF REPRESENTATION.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a Planned Unit Development application or to revoke any permits granted subsequent to site plan approval.

APPLICANT'S ENDORSEMENT:

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that the Planning Commission and City Board will not review my application unless all information required in this application and the Zoning Ordinance has been submitted.

[Signature] 10/21/22 *[Signature]* 10/21/22
Signature of Applicant Date Signature of Owner(s) Date
MICHAEL T. BAILEY *MICHAEL T. BAILEY*

TO BE COMPLETED BY THE CITY		Case No. _____
Date Submitted: _____	Fee Paid: _____	
Received By: _____	Date of Public Hearing: _____	
CITY BOARD ACTION		
Establishment of a Planned Unit Development		
Approved: _____	Denied: _____	Date of Action: _____
Final Site Plan Approval		
Approved: _____	Denied: _____	Date of Action: _____

WARRANTY DEED

(Platted/Condominium) Statutory Form" CHARFORMATStatutory Form" * CHARFORMATStatutory Form
Know All Persons by These Presents: That

SSL GROSSE POINTE SENIOR LIVING, LLC
f/k/a SSL GROSSE POINTE WOODS SENIOR LIVING, LLC,
a Michigan limited liability company
whose address is:
c/o Sunrise Senior Living, LLC
7902 Westpark Drive,
McLean, VA 22102

Convey(s) and Warrants(s) to

an undivided sixty-six and 67/100 percent interest (66.67%) to GROSSE POINTE CITY CENTER PARTNERS LLC, and

an undivided thirty-three and 33/100 percent interest (33.33%) to CIVIC CENTER EQUITIES, LLC,
each a Michigan limited liability company, as tenants in common

whose address is:
30100 Telegraph Road, Suite 360
Bingham Farms, MI 48025

the following described premises situated in the **City of Grosse Pointe, County of Wayne and State of Michigan**, to-wit:

(SEE ATTACHED EXHIBIT A)

More commonly known as: 604, 606, 598, 592, 586, 568 St Clair, Grosse Pointe, MI

For the full consideration of: **REAL ESTATE TRANSFER TAX VALUATION AFFIDAVIT FILED. Subject to:** Building and use restrictions, reservations, and easements of record.

Dated this 5th day of August, 2021.

Drafted by: Mindy Pittell Hurwitz Arent Fox LLP 1717 K Street, NW Washington, DC 20006-5344	Return To: Mindy Pittell Hurwitz Arent Fox LLP 1717 K Street, NW Washington, DC 20006-5344	Send Tax Bills To: MTB Partners, LLC c/o Panourgias Law Firm, PLLC 30100 Telegraph Road, Suite 360 Bingham Farms, MI 48025
Recording Fee: \$30 File Number:	State Transfer Tax: Real Estate Transfer Tax Affidavit County Transfer Tax: Real Estate Transfer Tax Affidavit	Tax Parcel No.: 37-004-99-0008-705, 37-002-04-0090-002, 37-002-04-0090-003, 37-002-04-0091-001, 37-002-04-0091-002, 37-002-04-0092-001, 37-002-04-0092-002

(Attached to and becoming a part of Warranty Deed dated: August 5, 2021 between SSL GROSSE POINTE SENIOR LIVING, LLC, as Seller and GROSSE POINTE CITY CENTER PARTNERS LLC, and CIVIC CENTER EQUITIES, LLC, as Purchaser.)

Signed and Sealed:

SSL GROSSE POINTE SENIOR LIVING, LLC

By

Name: Edward Frantz

Title: Authorized Signatory

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

Notary Public: Monica Herry
MONICA HERRY
County in: VA
Commission Expires: 4/30/25

The foregoing instrument was acknowledged before me this 4 day of August, 2021, by Edward Frantz, Authorized Signatory of SSL GROSSE POINTE SENIOR LIVING, LLC.

MONICA SANDRA HERRY
NOTARY PUBLIC
REGISTRATION # 7731288
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
APRIL 30, 2025