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City Planning Commission Regular Meeting
May 2, 2019 at 5:00 PM
Committee of the Whole Room
13th Floor – Coleman A. Young Municipal Center
2 Woodward Ave. (at E. Jefferson Ave.)
(use Randolph Street entrance after 5:30 PM)

AGENDA

I. Opening

- A. Call to Order – 5:00 PM
- B. Roll Call
- C. Amendments to and approval of agenda

II. Minutes

- A. Minutes will be provided subsequently for action at your next meeting.

III. Public Hearings and Presentations

- A. **5:15 PM PUBLIC DISCUSSION** – to consider the request of Parkstone Development Partners on behalf of Wilbur Block, LLC to amend District Map No. 7 of the Detroit Zoning Ordinance to show a SD2 (Special Development District, Mixed Use) zoning classification where a M4 (Intensive Industrial District) zoning classification is currently shown for the properties generally bounded by Baltimore Avenue on the north, the Lodge Expressway on the east, Holden Avenue on the south, and Lincoln Avenue on the west and more commonly known as 6302, 6310, 6320 Lincoln and 1262, 1240 and 1234 Wilbur Street. (KJ) **60 mins**
- B. **6:15 PM PUBLIC HEARING** – to consider the request of the Detroit Riverfront Conservancy to amend District Map No. 1 of the Detroit Zoning Ordinance to show a PR (Parks and Recreation District) zoning classification where a PCA (Public Center Adjacent District) zoning classification is currently shown for the properties generally bounded by Jefferson W. Avenue on the north, Cabacier extended on the east, the Detroit River on the south, and Rosa Parks extended on the west and more commonly known as 1801 W. Jefferson Ave. (KK, KU) **60 mins**

IV. Unfinished Business

- A. Consideration of the request of the City Planning Commission staff to rezone several blocks/properties on Zoning Map No. 52 near I-75/Fisher Freeway and Pleasant Street in the 48217 zip code/Boynton Area (CG) **(RECOMMEND APPROVAL)** **20 mins**

- B.** Consideration of the request of Mr. Bernard Butris to amend Article XVII, District Map No. 19 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a P1 (Open Parking District) zoning classification where an R1 (Single-family Residential District) zoning classification and B4 (General Business District) zoning classification currently exists on three (3) parcels commonly identified as 5710 E. Eight Mile Road, 20564 and 20576 Syracuse Avenue, generally bounded by E. Eight Mile Road to the north, the north-south alley first east of Syracuse Avenue to the east, Hamlet Street to the south and Syracuse Avenue to the west.. (GE) **(RECOMMEND APPROVAL)** *20 mins*
- C.** Consideration of the request of Rockford Construction to amend Article XVII, District Map 4, of the 1984 Detroit City Code Chapter 61, Zoning, by modifying the provisions of the existing PD (Planned Development District) zoning classification for the property located at 3750 Woodward Avenue generally bounded by Alexandrine Avenue, John R. Street, Mack Avenue and Woodward Avenue to establish a mixed-use development to include a hotel, retail space, condominiums, student residences, multi-family units, and on-site parking. Additionally, the request of the Roxbury Group, LLC to modify the provisions of the PD (Planned Development District) classification at 3800 Woodward Avenue to allow for the existing tower with an ‘establishment that serves alcohol for consumption on the premises.’ Each of these requests proposes to allow those uses that are generally permitted in the B5 Major Business District. (KJ) **(RECOMMEND APPROVAL)** *30 mins*
- D.** Consideration of the initiative of the City Planning Commission and the Planning and Development Department amendment to Article XI of the Detroit Zoning Ordinance to create a Form-Based Overlay District for the Brush Park neighborhood, generally bounded by Mack Avenue on the north, the Chrysler Freeway on the east, the Fisher Service Freeway on the south, and Woodward Avenue on the west. The overlay district is intended to regulate land development primarily using form and massing as the guiding principle and to define the developing character of the Brush Park neighborhood Code (KJ, JM and PDD staff Julio Cedano) **(RECOMMEND APPROVAL)** *45 mins*

V. New Business

VI. Committee Reports

VII. Staff Report

VIII. Communications

IX. Public Comment

X. Adjournment (anticipated by 9:45 PM)

NOTE: With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the **Civil Rights, Inclusion and Opportunity Department** at (313) 224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.