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City Planning Commission Regular Meeting
August 1, 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 of April 4, 2019, May 16, 2019, June 6, 2019 and June 20, 2019 (Brought back from July 18, 2019 meeting).

III. Public Hearings and Presentations

- A. **5:15 PM PUBLIC HEARING** – to consider a text amendment that would amend Chapter 61 of the 1984 Detroit City Code, Zoning, Article XII, *Use Regulations*, Section 61-12-241 and Article XVI, *Definitions*, Section 61-16-212, relative to youth hostels/hostels, for consistency with a proposed amendment relative to hostels in Chapter 44, *Public Lodging*, Article I, *Definitions*, and Division 2, *Requirements Applicable to Public Lodging Houses*, of the 1984 Detroit City Code (RB, Law Dept.) **75 mins**
- B. **5:20 PM PUBLIC DISCUSSION** – to consider an amendment to Chapter 44 of the 1984 Detroit City Code, *Public Lodging*, Article I, *Definitions*, and Division 2 *Requirements Applicable to Public Lodging Houses*, of the 1984 Detroit City Code in order to define and regulate hostels (RB, Law Department) **(This public discussion should be held concurrently with the 5:15 public hearing)** **70 mins**
- C. **6:30 PM PUBLIC HEARING** – to consider the request of Jerry Pattah, Timothy Pattah and Rodney Gappy to amend Article XVII, District Map 65 of the Detroit Zoning Ordinance (Chapter 61 of the 1984 Detroit City Code) by modifying the existing PD (Planned Development District) zoning classification established by ordinance No. 04-94 and later modified by ordinance No. 30-03, which includes the parcel commonly identified as 7910-7990 W. Outer Drive and is generally bounded by Thatcher Avenue to the north, Harlow Avenue, extended to the east, W. Outer Drive to the south and Southfield Freeway north service drive to the west. (GE) **45 mins**

- D. 7:15 PM INFORMATIONAL PRESENTATION** – Planning and Development Department proposed changes to the Zoning Ordinance relative to the provisions for the Traditional Main Street Overlay (Greg Moots, PDD) (**TENTATIVE**) *30 mins*

IV. Unfinished Business

- A.** Consideration of 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) (**RECOMMEND APPROVAL**) *30 mins*
- B.** Consideration of the request of Detroit Entertainment, L.L.C. d/b/a MotorCity Casino for approval of a modification to the previously approved development proposal for a casino complex in the SD5 (Special Development District, Casinos) zoning classification in order to allow for the addition of 700 new parking spaces via the construction of an eight (8) story expansion at the east end of the existing parking deck erected on the property bounded by Elm, Brooklyn, Temple and Trumbull. (MT) (**RECOMMEND APPROVAL**) *30 mins*
- C.** Consideration of the request of the City of Detroit Brownfield Redevelopment Authority to amend Article XVII, District Map No. 24 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a M3 (General Industrial District) zoning classification where an R2 (Two-family Residential District) zoning classification currently exists on three hundred twelve (312) parcels, generally bounded by the I-94 Edsel Ford Expressway and Medbury Avenue to the north, Van Dyke Avenue to the east, Hendrie Avenue to the south and Townsend Avenue to the west commonly identified as the former Kettering High School located at 6101 Van Dyke Avenue and the former Rose Elementary School located at 5800 Field Avenue. (GE, JM) (**RECOMMEND APPROVAL**) *45 mins*

V. New Business

VI. Committee Reports

VII. Staff Report

VIII. Communications

IX. Public Comment

X. Adjournment (anticipated by 10:00 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.