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City Planning Commission Regular Meeting
April 4, 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 for the meetings of February 7, 2019 and March 7, 2019

III. Public Hearings and Presentations

- A. **5:15 PM PUBLIC HEARING** – to consider a proposed text amendment to the 1984 Detroit City Code, Chapter 61, Zoning relative to the R5 (Medium Density Residential District) to amend provisions regarding bus rapid transit, streetcar / trolley, or light rail lines, B1 (Restricted Business District) zoning classification to allow for governmental service agency; B2 (Local Business and Residential District) zoning classification to allow for governmental service agency; PR (Parks and Recreation District) to allow other governmental agencies or non-profit agencies with duly recognized authority over land zoned PR to engage in incidental retail sales; SD1 (Special Development District – Small-Scale, Mixed-Use) zoning classification to allow for assembly hall, banquet hall uses, and rental hall in addition to removing the maximum lot coverage requirement for mixed-use development; and SD2 (Special Development District, Mixed-Use) to allow for assembly hall, banquet hall, and rental hall uses. (RB, GE, JM) **60 mins**
- B. **6:15 PM PUBLIC HEARING** – to consider the request of Thomas Group Consulting and Parkstone Development Partners to amend Article XVII, District Map No. 63 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a B1 (Restricted Business District) zoning classification and a B4 (General Business District) zoning classification where a R6 (High Density Residential District) zoning classification currently exists on one (1) parcel commonly identified as 18520 West Seven Mile Road, generally bounded

by Vassar Avenue to the north, Glastonbury Avenue to the east, W. Seven Mile Road to the south and Greenview Avenue to the west. (GE) *45 mins*

- C. **6:15 PM PUBLIC DISCUSSION** – to consider 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 generally to allow 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) *30 mins*

IV. Unfinished Business

- A. Consideration of the request of the Detroit Planning & Development Department to amend Article XVII, District Maps 28 & 30 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing M2 (Restricted Industrial) zoning classification where R2 (Two-Family Residential), R4 (Thoroughfare Residential) and B4 (General Business) zoning classifications currently exist on approximately two hundred sixty-six (266) parcels generally bounded by East Warren Avenue to the north, St. Jean Street to the east, Kercheval Street to the south and Lillibridge and Beniteau Streets to the west. (JM, RB, GE, MT, Planning and Development Department) **STATUS REPORT** *45 mins*

V. New Business

- A. Consideration of the request of Method Erskine, LLC to approve site plans and elevations for the redevelopment of residential property commonly referred to as 304 Erskine within an existing Planned Development (PD) zoning classification shown in Article XVII, District Map No. 4, of the 1984 Detroit City Code, Chapter 61, Zoning.

VI. Committee Reports

VII. Staff Report

VIII. Communications

IX. Public Comment

X. Adjournment (anticipated by 9:30 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.