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City Planning Commission
Regular Meeting
November 19, 2020 at 5:00 PM
Virtual Meeting Via Video Conferencing

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09>

Or iPhone one-tap :

US: +12678310333,,96355593579# or +13017158592,,96355593579#

Or Telephone:

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215 8782 or +1 346 248 7799

Meeting ID: 963 5559 3579

AGENDA

I. Opening

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

II. Minutes Meeting minutes of September 10, 2020 and November 5, 2020

III. Public Hearings and Presentations

- A. **6:00 PM PUBLIC HEARING** – to consider the request of the Planning and Development Department to amend the Master Plan of Policies, by amending the Future General Land Use Map of the Middle East Central Neighborhood area of Cluster 4. The proposed map changes are for the area generally bounded by Superior Street, Jos. Campau Street, Gratiot Avenue, and Orleans Street; and, to amend the goals and policies of the subject neighborhood to support the proposed map changes. **(KJ and P&DD Staff)** **30 mins**
- B. **6:30 PM PUBLIC HEARING** – to consider the request of the Planning and Development Department and the Eastern Market Partnership to amend Chapter 50 of the 2019 Detroit City Code, Zoning, to eliminate the current SD3 Special Development District, Technology and Research regulations and create a Market and Distribution District zoning classification, to set building height limits to preserve the historic character of the area, define screening and setback requirements, provide for site plan review processes, and in general, to set forth provisions to implement the Eastern Market Neighborhood Framework and Stormwater Management Network Plan.

Also, the concurrent request to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, *Zoning District Maps*, Section 50-17-5, *District Map 4* and Section 50-17-13 *District Map No. 12*, of the Detroit Zoning Ordinance to show an SD2 (Special Development District, Mixed-Use) or Market and Distribution District zoning classification where the R2 (Two-Family Residential District), R3 (Low Density Residential District), B4 (General Business District), B6 (General Services District), M3 (General Industrial District), and M4 (Intensive Industrial District) zoning classifications are currently shown on the area bounded by Superior Street, Joseph Campau Street, Gratiot Avenue and the I-75 Chrysler Freeway. **(KJ, and PDD Staff)** 90 mins

IV. Unfinished Business

- A.** Consideration of the request of Paul Silveri on behalf of Kirby Holdings, LLC and the Detroit City Planning Commission to amend Article XVII, District Map No. 6 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing an R5 (Medium Density Residential District) zoning classification where an R3 (Low Density Residential District) zoning classification currently exists on six (6) parcels, commonly identified as 399, 401, 425, 433, 443 and 457 E. Kirby Avenue, generally bounded by E. Ferry Street to the north, Beaubien Street to the east, E. Kirby Street to the south and Brush Street to the west. **(GE)** 25 mins

- B.** Consideration of the request of Paradise Valley Real Estate Holdings II, LLC, and the Detroit City Planning Commission to amend Article XVII, District Map No. 2 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a B5 (Major Business District) zoning classification where a B4 (General Business District) zoning classification which currently exists on seven parcels, commonly identified as 300 Madison Avenue, 1400, 1452, 1468, 1480, 1496 and 1502 Randolph Street, generally bounded by Madison Avenue to the north, Brush Street to the east, Gratiot Avenue to the south and Randolph Street to the west. **(GE)** 25 mins

V. New Business

VI. Committee Reports

VII. Staff Report

VIII. Member Report

IX. Communications

X. Public Comment

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.