

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit
CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
Damion W. Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

City Planning Commission
Regular Meeting
September 19, 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 September 5, 2019 and the minutes of April 11, 2019 and August 1, 2019 brought back from the last meeting.

III. Public Hearings and Presentations

- A. **5:15 PM PRESENTATION** – Traffic Impact Analysis for the Islandview Greater Villages Neighborhood Planning Project prepared by the Planning and Development Department (Esther Yang, PDD and KJ) **60 mins**
- B. **6:15 PM PUBLIC HEARING** – to consider the request of the City of Detroit Planning and Development Department to amend Article XVII, District Map No. 45 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing an M3 (General Industrial District) zoning classification where an R2 (Two-family Residential District) zoning classification and a B4 (General Business District) zoning classification currently exists on one-hundred forty-seven (147) parcels, generally bounded by the McGraw Avenue and W. Warren Avenue to the north, the I-94 Edsel Ford Expressway to the south and east, and 35th Street and Parkdale Avenue extended to the west. (GE) **60 mins**
- C. **7:15 PM PRESENTATION** – Request of Parkstone Development Partners on behalf of Develop Detroit, to modify the provisions of an existing PD-H (Planned Development) zoning district within an existing historic district by amending Article XVII, District Map 6, of the 1984 Detroit City Code, Chapter 61, Zoning, for parcels commonly known as 81- 119 Garfield Street to allow for a mixed-use development to provide

approximately 85 apartment units, commercial tenant space, a parking structure and outdoor community space (KJ) (**MINOR MODIFICATION OF PROPOSAL**) *30 mins*

IV. Unfinished Business

- A. Consideration of fees charged by the City Planning Commission for zoning changes and reviews (CG) *30 mins*

- B. Consideration of the proposed text amendment that would amend Chapter 61 of the 1984 Detroit City Code, *Zoning*. The proposed ordinance would alter provisions related to three overlay areas: Traditional Main Street Overlay (TMSO) Area, Gateway Radial Thoroughfare Overlay Area,..... (RB, MT) (**Revised Staff Recommendation**) (**TENTATIVE**) *15 mins*

V. New Business

VI. Committee Reports

VII. Staff Report

VIII. Communications

IX. Public Comment

X. Adjournment (anticipated by 8:45 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.