

Lauren Hood, MCD  
Chairperson  
Donovan Smith  
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](mailto:cpc@detroitmi.gov)

Brenda Goss Andrews  
Kenneth R. Daniels  
David Esparza, AIA, LEED  
Ritchie Harrison  
Gwen Lewis  
Melanie Markowicz  
Frederick E. Russell, Jr.

**City Planning Commission**  
**Meeting**  
**April 21, 2022 at 5:00 PM**  
**Committee of the Whole Room and Online**  
**13th Floor – Coleman A. Young Municipal Center**  
**2 Woodward Ave. (at E. Jefferson Ave.)**  
**(use Randolph Street entrance after 5:30 PM)**

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

*Or iPhone one-tap :*

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

*Or Telephone:*

*Dial(for higher quality, dial a number based on your current location):*

*US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 213 338 8477 or +1 253  
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. Meeting minutes December 2, 2021 and February 24, 2022**

### **III. Public Hearings, Discussions and Presentations**

- A. **5:10 PUBLIC HEARING** – The request of New Path Villages to rezone 3926, 3932, 3938, 4100, 4106, 4110, 4118, 4122, 4134, 4140 Pennsylvania Avenue from an R2 (Two-Family Residential) zoning classification to an R5 (Medium Density Residential) zoning classification & The request of Art Narthex LLC to rezone 4103 Cadillac Avenue from an R2 (Two-Family Residential) zoning classification to a SD1 (Special Development District, Small-Scale Mixed-Use) zoning classification (**CG, EF**) **50 mins**
- B. **6:00 PUBLIC HEARING** – The request of R. Philip Lockwood on behalf of XYZ 20-02 RPF LLC and the City Planning Commission to amend Article XVII, Section 50-17-6, District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development, Small-Scale, Mixed-Use) zoning classification where R2 (Two-Family Residential), R3 (Low Density Residential), and B4 (General Business) zoning classifications are currently shown for twenty-two parcels generally

bounded by West Hancock Street to the north, Avery Street to the east, Lysander Street to the south, and Rosa Parks Boulevard to the west (**JM, TS**)

**45 mins**

- C. **6:45 PUBLIC HEARING** – The request of God’s Oldschool Ministry, Inc. and the City Planning Commission to amend Article XVII, Section 50-17-19, District Map No. 17 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business) zoning classification where an M4 (Intensive Industrial) zoning classification is currently shown at 18602, 18620, and 18632 John R, 28, 36, and 38 East Golden Gate, and 25, 33, and 35 East Hildale Avenues generally located on the east side of John R between East Golden Gate and East Hildale Avenues. (**CG, RA**) (**SAME DAY ACTION REQUESTED**) **45 mins**

**IV. Unfinished Business** (May be taken up earlier in the meeting as opportunity presents)

**V. New Business**

- A. Request of SDG Associates, LLC on behalf of the Detroit Regional Convention Facility Authority for PC/PCA (Public Center/Public Center Adjacent) Special District Review of proposed signs and sculpture at the Huntington Place at 1 Washington Boulevard (formerly TCF Center/Cobo Center). (**JM**) (**RECOMMEND APPROVAL**)

**VI. Committee Reports**

**VII. Staff Report**

**VIII. Member Report**

**IX. Communications**

**X. Public Comment**

**Adjournment** (anticipated by 9:00 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](mailto:crio@detroitmi.gov) to schedule these services.