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**Donovan Smith**  
Vice Chair/Secretary

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Director

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**CITY PLANNING COMMISSION**  
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January 18, 2023

**HONORABLE CITY COUNCIL**

**RE:           The request to rezone 4103 Cadillac Avenue from an R2 (Two-Family Residential) to an R5 (Medium Density Residential) zoning classification to redevelop existing vacant church and school buildings**  
**&**  
**The request to rezone 3926, 3932, and 3938 Pennsylvania Avenue from an R2 zoning classification to an R5 zoning classification for parking**  
**(RECOMMEND APPROVAL)**

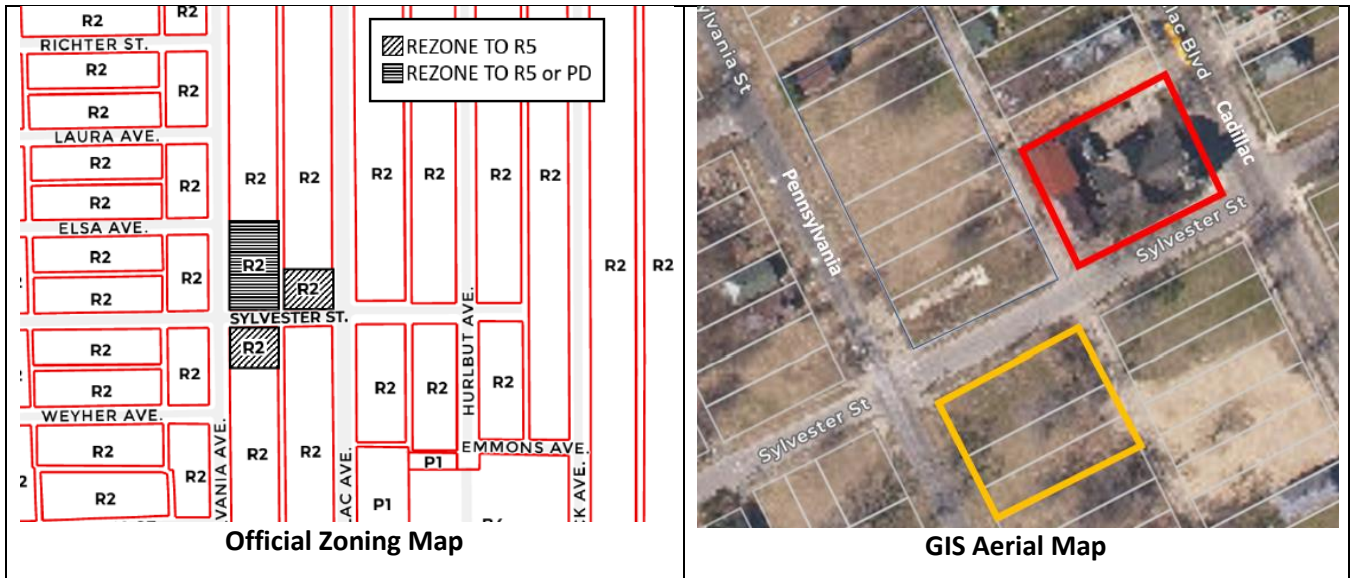
The City Planning Commission has received a petition to amend Article XVII, Section 50-17-30, District Map No. 28 of the 2019 Detroit City Code, Chapter 50, Zoning as follows:

- The request from Art Narthex LLC to show an R5 zoning classification where an R2 zoning classification is currently shown at 4103 Cadillac Avenue to redevelop the vacant former church and school buildings as a mixed-use project; and
- The request from New Path Villages to show an R5 zoning classification where an R2 zoning classification is currently shown at 3926, 3932, 3938 Pennsylvania Avenue to create a parking lot serving the mixed-use project and adjacent proposed tiny homes shelter.

New Path Villages also submitted a third related request to rezone land at 4100, 4106, 4110, 4118, 4122, 4134, 4140 Pennsylvania Avenue to create a tiny homes shelter. Because this rezoning involves a Planned Development (PD) zoning, this request is reviewed under a separate report and ordinance; however to provide context, parts of the shelter request are included in this report.

**BACKGROUND AND PROPOSAL**

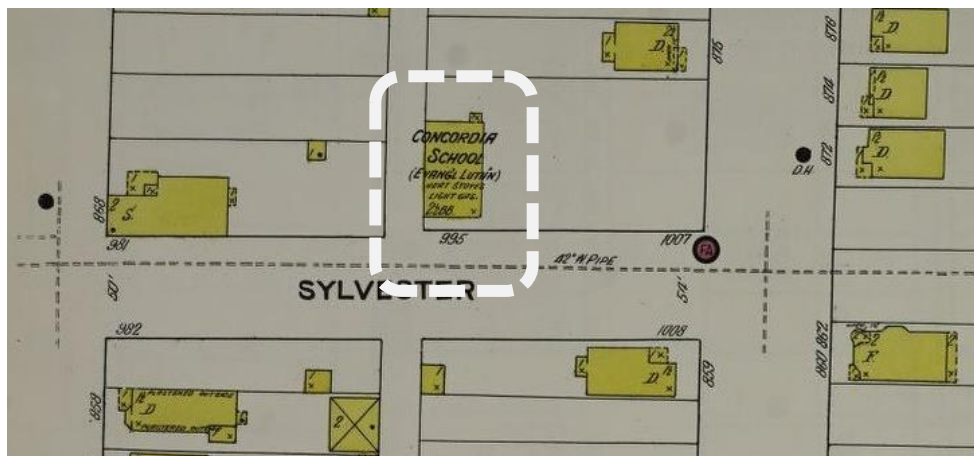
The subject requests are generally located at the northwest corner of Cadillac and Sylvester Avenues and the southeast corner of Pennsylvania and Sylvester Avenues and both locations are currently zoned R2. The lots proposed to be rezoned are shown below.



The primary developers, Mike Willenborg and Danielle Kaltz, have created two entities: New Path Villages (NPV), a 501c3 non-profit, and Art Narthex LLC, a for-profit entity that would operate the development if approved. A percentage of the Art Narthex LLC’s profits from proposed operations within the church and school buildings would go towards funding the tiny homes shelter.

***Church/School Complex – the Northwest Corner of Sylvester and Cadillac Avenues***

Regarding the history of the church location, in 1906, Concordia Lutheran was organized, and in 1914 the existing 600-seat church building was dedicated. Prior to the church being dedicated, sometime between 1905 and 1910, the existing school building, known as Concordia (Evangelical Lutheran) School, was constructed as indicated on the below 1910 map provided by the Library of Congress.



**1910 Sanborn Company (Fire Insurance) Map, Vol. 8**

Art Narthex LLC has already purchased the two buildings and plans to renovate the former church and school buildings. Proposed uses in these buildings include the following:

- Renting the sanctuary (which seats about 200 people) for religious services;
- Using the basement hall (which seats about 100 people) for banquet facilities;

- Allowing other possible uses, such as art shows, pop-up restaurants, etc.;
- Renting out the 2<sup>nd</sup> floor of the former school for artist studios;
- Using the first floor of the school building for office space and nonprofit neighborhood activities associated with the proposed tiny homes shelter, including classrooms and job training space; and
- At the CPC’s request, NPV has agreed to relocate the proposed tiny homes shelter kitchen and gathering space from the former school building onto the tiny homes shelter site; the CPC believes this would help provide more accessible services and privacy to the shelter residents.

***Parking Lot – the Southeast Corner of Sylvester and Pennsylvania Avenues***

The land at the southeast corner of Sylvester and Pennsylvania Avenues includes three vacant lots owned by the Detroit Land Bank Authority (DLBA). NPV has a purchase agreement to buy these and develop a 34-space parking lot to service the proposed homeless shelter and church building activities.

**COMMUNITY FEEDBACK**

***Community Meeting***

The subject rezoning is located within City Council District 4. The petitioner indicates it has reached out to area groups, including the Eastside Community Network and Cadillac Boulevard Block Club. On January 13, 2022, the petitioner held a community meeting via Zoom with 14 participants. The participants on the Zoom call were generally supportive of the overall proposal, however, there were some questions about how the program would help treat the causes of homelessness. See Attachment A for a summary of the community meeting comments.

***Public Hearings***

On April 21, 2022, the CPC held a public hearing on the request. This hearing included rezoning the church and school complex from R2 to SD1 (Special Development District, Small-Scale Mixed-Use) and the proposed tiny homes shelter from R2 to R5. Please see Attachment B for a summary of the public hearing. At the April 21<sup>st</sup> hearing, most of the questions by the Commissioners involved the proposed tiny homes shelter. The CPC did explore the differences between the R2, R5 and SD1 zoning classifications and later recommended the church complex be rezoned to R5 instead of SD1.

At the hearing, five persons spoke (two in support and three with concerns/questions mostly regarding the proposed tiny homes shelter). One speaker, a neighborhood block club president in District 2, said they are supportive of the project and interested in watching how it develops - their area has a lot of displaced persons and vacant land. A nearby resident, who owns about ½ acre of land, said every neighbor they spoke with is very supportive; they indicated there is a lot of vacant land, the area needs more people.

After the April 21<sup>st</sup> public hearing, the petitioner submitted 5 letters of support. On July 7, 2022, the CPC held a second public hearing to consider PD for the tiny homes shelter site and R5 for the church and school complex.

**PUBLIC HEARING FOLLOW-UP ANALYSIS**

***Proposed Land Uses R2 vs. R5***

The below table highlights the proposed uses and whether these uses are allowed in R2 and R5.

<b>USE</b>	<b>R2</b>	<b>R5</b>
Artist workspace/dance studio	Not Allowed (NA)	By-right (R)
Non-profit Neighborhood Center	Conditional (C)	R
Religious Institution	C	R
Banquet Hall	NA	C*
Recording Studio	NA	C*
Art gallery	NA	C *
Bake shop	NA	C *
Restaurant	NA	C *
Concert café	NA	NA
Office	NA	C*
Child Care	NA	R
Commercial Trade School	NA	R
Parking lot	C	R
Emergency shelter	NA	C

(Note: C\* means R5 allows as conditional select retail, service and commercial uses from SD1 where located on a zoning lot within one-half mile of a high-frequency transit corridor which this location qualifies).

As shown in the above table, several of the proposed uses in the church building and adjacent school would not be allowed in R2; it appears R5 would allow the proposed uses, but some are conditional rather than by-right. Because the church is located on a zoning lot within one-half mile of a high-frequency transit corridor, by-right “retail, service, and commercial uses” listed as by-right in the SD1 district are permissible in the R5 district with conditional use approval. Therefore, the R5 district could be an appropriate district for the redevelopment of the church and school instead of the need for rezoning to the more-intense SD1 district.

**PLANNING CONSIDERATIONS**

***Surrounding Zoning and Land Use***

The zoning classification and land uses surrounding the subject area are as follows:

- North: R2; vacant land with residential houses beyond
- East: R2; vacant land and a vacant residential house
- South: R2; vacant land and with residential houses beyond
- West: R2; vacant land and residential houses all of which are vacant

***Zoning Ordinance Criteria***

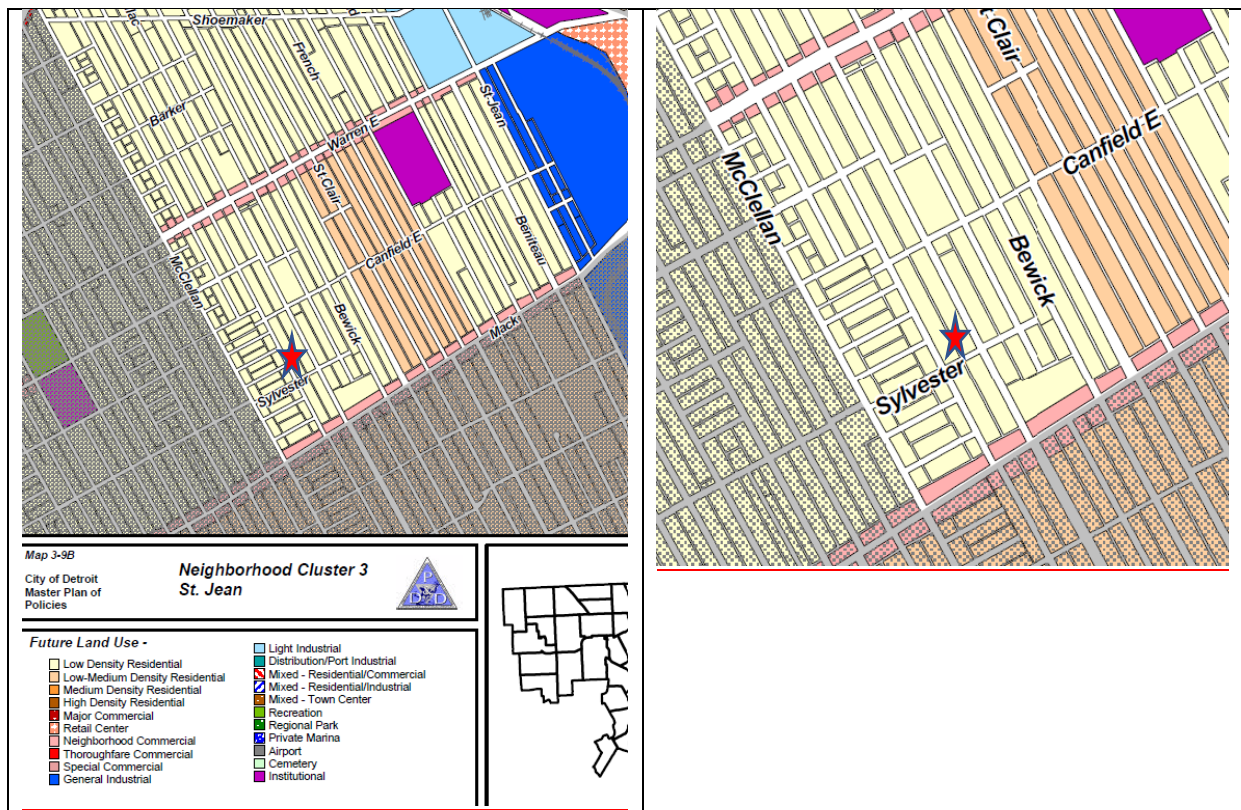
Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. The CPC reviewed the criteria with the following specific findings:

1. *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;*

The proposed amendment would not correct an error on the zoning map. The proposed map amendment meets the challenge of a changing condition or trend. The project would help redevelop a vacant church and school building into a mixed-use project and utilize vacant residential land.

2. *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;*

The subject site is located within the St. Jean area of Neighborhood Cluster 3 of the Detroit Master Plan of Policies as shown on the maps below. The Future Land Use map for this area shows Low Density Residential for the subject area. P&DD issued a memo regarding the proposed rezoning request, stating in part, that the proposed rezoning and development are not anticipated to change the overall character of the St. Jean neighborhood and is therefore generally consistent with the Master Plan classification; the site is only one block away from the higher density developments on Mack Avenue and is under 2 acres in size. The current Master Plan of Policies maps for the area are shown below.



3. *Whether the proposed amendment will protect the health, safety, and general welfare of the public;*  
The CPC does not think the proposed amendment will negatively impact the health, safety, and general welfare of the public; the rezoning would allow the subject vacant buildings and land to be redeveloped.



4. *Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;*

It is not anticipated the proposed rezoning will have significant adverse impacts on other property that is in the vicinity. Land directly to the east, south, and west is vacant and undeveloped.

5. *The suitability of the subject property for the existing zoning classification and proposed zoning classification; and*

It appears that the subject properties are not suitable for the existing zoning classification because, over the years, the church and school have remained vacant and boarded.

6. *Whether the proposed rezoning will create an illegal "spot zone."*

Both R5 and R2 are residential districts which allow similar uses with similar setbacks, etc. The proposed rezoning is in conformance with the Master Plan. Therefore, the CPC maintains the proposed rezoning will not create a spot zone.

## **CONCLUSION**

In conclusion, based on the two public hearings, above analysis and review of rezoning criteria in the Zoning Ordinance, the CPC voted to recommend approval of the following:

- 1) The request of Art Narthex LLC to rezone 4103 Cadillac Avenue from an R2 to an R5 zoning classification to redevelop an existing vacant church and school buildings; and
- 2) The request of New Path Villages to rezone 3926, 3932, and 3938 Pennsylvania Avenue from an R2 zoning classification to an R5 zoning classification for parking.

The approved-as-to-form Ordinance is attached for Your consideration.

Respectfully submitted,

Lauren Hood, CHAIRPERSON



Marcell R. Todd, Jr., Director  
Christopher J. Gulock, AICP, Staff  
Eric Fazzini, AICP, Staff

Attachments: Public Hearing Notice  
Ordinance  
Zoning Map

cc: Daniel Arking, Law Dept.  
Dave Bell, BSEED  
Antoine Bryant, P&DD  
Karen Gage, P&DD

## APPENDIX A.

### SUMMARY OF COMMUNITY MEETING PRIOR TO PUBLIC HEARING

On January 13, 2022, the petitioner held a community meeting via zoom with 14 participants with feedback summarized below:

- One area resident (near French Road and Warren) liked the concept of the Villages, but was concerned about the treatment for issues that cause homelessness;
- One area resident (President of the E. Canfield St. Block Club near Canfield and Cadillac) wanted to see what programs will be available for mental health and addiction concerns;
- A resident and her mother who live across from the church said meeting was helpful and pleased to hear about the plans;
- One participant who owns two houses on Cadillac across from the church south of Sylvester is glad to hear about renovations of the church and has no negative concerns about the project; and
- One resident who lives on Pennsylvania south of the proposed parking lot was supportive of the plans and hopefully the project will prevent dumping in the area which has been a problem.

## APPENDIX B.

### SUMMARY OF PUBLIC HEARING RESULTS

At the April 21<sup>st</sup> hearing, the CPC discussed the following issues:

- The CPC asked staff to further clarify why the rezoning from R2 to R5 and R2 to SD1 were the appropriate zoning classifications? *In response, it was noted emergency shelters are first allowed in R5 in which they are conditional; SD1 would allow the variety of uses proposed for the church, including banquet facilities, which are also conditional.*
- It was asked what districts are homeless shelters allowed by-right? *It was noted emergency shelters are always conditional and only allowed in R4 (Thoroughfare Residential), R5, R6 (High Density Residential), B4 (General Business), and B5 (Major Business) zoning districts.*
- The CPC asked would the southeast corner of Sylvester and Pennsylvania Avenues be a surface parking lot and for how many vehicles? *CPC staff clarified it would be for a surface parking lot. CPC staff has calculated this lot could accommodate about 40 parking spaces.*
- It was asked does staff expect other City departments to weigh in on this proposal? *Staff explained the concept was already presented at Buildings, Safety Engineering and Environment Department's (BSEED) Preliminary Plan Review meeting. Various departments have given feedback on the proposal: the Planning & Development Department (P&DD) gave feedback on the plan and design; the Housing and Revitalization Department (HRD) expressed support for the homeless component, and BSEED provided feedback on zoning and building code issues.*
- The CPC asked if the developer has the experience for this type of project? *In response, the developer indicated they have been working with the homeless since 2007, including outreach to the homeless; they also work with Mariners Inn to provide hygiene kits, clothing, etc.*
- It was asked how this tiny home project compared to the other tiny homes near the Lodge Freeway and Elmhurst, as well as the zoning? *It was explained the other tiny homes were bigger*

*with kitchens, etc. and consisted of permanent rental housing - CPC staff later identified the zoning for the other tiny home project as R2.*

- The CPC asked how the separate hygiene facilities would be designed and work? *It was explained the restroom and showers would each have three separate stalls.*
- The CPC asked for more clarity regarding the proposed uses in the church/school facility. *In response, the school and church functions are mainly to provide fundraising for the shelter; the school would include a computer room, machine and woodworking shop, etc.*
- The CPC asked what is the normal zoning for a church or school building? *Staff responded most neighborhood churches are zoned R1 or R2, but because the developer wants a multi-purpose mixed-use facility, then it would need a higher zoning category.*
- The CPC had a concern that it was not clear why the zoning needed to change - it appears they could do proposed activities under current zoning. *In response, CPC staff noted BSEED would need to determine what the proposed principal uses are and then whether or not those uses are allowed under the zoning; the proposal is for a variety of principal uses, including religious services, small musical events, art shows, a sober bar, event space, etc.*
- It was asked when the proposed concept was explored, did it consider aspects of the specific site? *The developer responded that it favored doing the proposed project in a neighborhood setting, rather than in a commercial or industrial area; the developer said it would help to reutilize an area with vacant land, be part of a community, and possibly be replicated.*
- The CPC asked would the New Village Advisory Council include residents in the neighborhood as well? *The developer responded, yes, the Council would include staff, tiny home residents, and residents in the neighborhood.*
- The CPC asked are there any uses by-right in SD1 that would be disruptive to an area that is otherwise zoned residential? *CPC staff reviewed some of the uses allowed in SD1 but indicated it would have to review all SD1 uses and report back.*
- The CPC stated this is a worthy venture that could possibly be replicated; there is a concern if this goes away, would R5 allow something that dwarfs the surrounding neighborhood; they also asked staff to explore allowing homeless shelters as conditional in lower residential zones in the future. *CPC staff responded in part, the height in R5 is generally 35 feet or there is a floor area ratio (FAR) restriction, depending on the use.*
- Additional Questions  
*In response for clarification, it was stated the campus would be gated with controlled access, and it was not expected residents would have vehicles.*

At the hearing, five persons spoke (two in support and three with concerns/questions) with the following comments:

- One speaker, a neighborhood block club president in District 2, said they are supportive of the project and interested in watching how it develops - their area also has displaced persons and a lot of vacant land.
- A nearby resident, who owns about ½ acre of land, said every neighbor they spoke with is very supportive; they indicated there is a lot of vacant land, the area needs more people, and homeless persons often don't like existing shelters which are very transitional and can be unsafe.
- One speaker from District 5 is President of Charlevoix Village Association and had concerns; they thought the houses are too small for humans with no kitchen; the folks are already depressed; how is this project going to select residents? it is a type of slavery to require residents to work. *The developer responded, there is no requirement to work or rent to be paid; residents*



*will be asked to work in the gardens, etc. if they so choose; the residents can stay as long as they need. The developer indicated the residents prior to living in this shelter, had no home, and the tiny home would be a step up, offering a sense of safety and community.*

- One speaker, who also lives in the neighborhood and works with the homeless, wondered how this project is different from the existing tiny homes near the Lodge Freeway and often poor conditions in current shelters; they asked how will this project be different from existing homeless shelter and bring persons out of homelessness? *The developer responded, it is the intention to meet people where they are; if one has a drug or drinking problem, they can stay at the shelter; residents will only be asked to leave if their behavior endangered someone else; the program will have social workers to help with counseling and will offer referrals.*
- One speaker asked what about displaced families, there are area schools that provide job training that are closing, and how will this empower communities as a whole? *The tiny homes are large enough to serve an individual or couples, but not large enough for families; the developer responded the tenants will hopefully have a sense of community.*

## SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-30, *District Map No. 28*, to revise the zoning classification for the parcel generally located at the northwest corner of Cadillac and Sylvester Avenues, commonly known as 4103 Cadillac Avenue, and for the three parcels generally located at the southeast corner of Pennsylvania and Sylvester Avenues, commonly known as 3926, 3932, and 3938 Pennsylvania Avenue, from the R2 Two-Family Residential District zoning classification to the R5 Medium Density Residential District zoning classification to allow for the redevelopment of an existing church and school and establishment of associated off-street parking in association with an emergency shelter consisting of tiny home dwelling units.

1 **BY COUNCIL MEMBER \_\_\_\_\_** :

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by  
3 amending Article XVII, *Zoning District Maps*, Section 50-17-30, *District Map No. 28*, to revise  
4 the zoning classification for the parcel generally located at the northwest corner of Cadillac and  
5 Sylvester Avenues, commonly known as 4103 Cadillac Avenue, and for the three parcels generally  
6 located at the southeast corner of Pennsylvania and Sylvester Avenues, commonly known as 3926,  
7 3932, and 3938 Pennsylvania Avenue, from the R2 Two-Family Residential District zoning  
8 classification to the R5 Medium Density Residential District zoning classification to allow for the  
9 redevelopment of an existing church and school and establishment of associated off-street parking  
10 in association with an emergency shelter consisting of tiny home dwelling units.

11 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**

12 **THAT:**

13 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*  
14 *Maps*, Section 50-17-30, *District Map No. 28*, be amended as follows:

15 **CHAPTER 50. ZONING**

16 **ARTICLE XVII. ZONING DISTRICT MAPS**

17 **Sec. 50-17-30. District Map No. 28.**

18 For the parcel generally located at the northwest corner of Cadillac and Sylvester Avenues,  
19 commonly known as 4103 Cadillac Avenue, and for the three parcels generally located at the  
20 southeast corner of Pennsylvania and Sylvester Avenues, commonly known as 3926, 3932, and  
21 3938 Pennsylvania Avenue, identified more specifically as:

22 4103 Cadillac Avenue: W CADILLAC 33 THRU 31 BLK 14 ALBERT HESSELBACHER &  
23 JOS S VISGERS SUB L16 P74 PLATS, W C R 19/80 106.84 X 137,

1 3926 Pennsylvania Avenue: E PENNSYLVANIA 4 BLK 18 ALBERT HESSELBACHER & JOS  
2 S VISGERS SUB L16 P74 PLATS, W C R 19/80 30 X 137,  
3 3932 Pennsylvania Avenue: E PENNSYLVANIA 3 BLK 18 ALBERT HESSELBACHER & JOS  
4 S VISGERS SUB L16 P74 PLATS, W C R 19/80 30 X 137,  
5 3938 Pennsylvania Avenue: E PENNSYLVANIA 2&1 BLK 18 ALBERT HESSELBACHER &  
6 JOS S VISGERS SUB L16 P74 PLATS W C R 19/80 53.14 X 137,  
7 the existing R2 Two-Family Residential District zoning classification is revised to the R5 Medium  
8 Density Residential District zoning classification.

9 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are  
10 repealed.

11 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,  
12 health, safety, and welfare of the people of the City of Detroit.

13 **Section 4.** This ordinance shall become effective on the eighth (8<sup>th</sup>) day after publication  
14 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6),  
15 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:

  
\_\_\_\_\_  
Conrad L. Mallett  
Corporation Counsel

## NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226 at the date and time listed below. Virtual attendance is strongly encouraged as, pursuant to public health guidelines, the meeting room will be subject to space limitations. To attend the meeting virtually, please use the link toward the end of this notice.

**THURSDAY, JULY 7, 2022 AT 6:00 PM**

The public hearing is to consider the request of New Path Villages and Art Narthex LLC to amend Article XVII, Section 50-17-30, District Map No. 28 of the 2019 Detroit City Code, Chapter 50, Zoning, for the following:

- from New Path Villages to show a PD (Planned Development) or R5 (Medium Density Residential) zoning classification where an R2 (Two-Family Residential) zoning classification is currently shown at 4100, 4106, 4110, 4118, 4122, 4134, and 4140 Pennsylvania Avenue, generally located at the northeast corner of Sylvester and Pennsylvania Avenues;
- from New Path Villages to show an R5 (Medium Density Residential) zoning classification where an R2 (Two-Family Residential) zoning classification is currently shown at 3926, 3932, and 3938 Pennsylvania Avenue, generally located at the southeast corner of Sylvester and Pennsylvania Avenues; and
- from Art Narthex LLC to show a R5 (Medium Density Residential) zoning classification where an R2 (Two-Family Residential) zoning classification is currently shown at 4103 Cadillac Avenue, generally located at the northwest corner of Cadillac and Sylvester Avenues.

The location of the proposed rezonings is indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested to permit the following:

- at the northeast corner of Sylvester and Pennsylvania Avenues, the development of an emergency shelter campus, including tiny homes, building for the caretaker and common space for residents, and gardens.
- at the southeast corner of Sylvester and Pennsylvania Avenues, the development of a parking lot to serve the proposed development to the north, and
- at the northwest corner of Sylvester and Cadillac Avenues, the redevelopment of the existing vacant church and adjacent school building into a variety of uses, including the former school as office space, artist work-space/studios, and non-profit neighborhood center and the church building as a rental for religious services, office space, and banquet hall.

The pertinent zoning district classifications are described as follows:

### R2 – Two-Family Residential

The district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by-right are single- and two-family dwellings. Additional uses are conditional.

### R5 – Medium Density Residential

This district is designed to provide for a range of residential development from the single-family detached dwelling to medium-density multiple-family dwellings. The primary use in this district will be the rental apartment structure. In addition to permitted residential uses, certain specified non-residential uses which can be properly blended into this district may be permitted.

### PD - Planned Development

The PD District will permit planned developments throughout the City. Such planned developments shall be substantially in accordance with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are residential, retail and local services, industrial, mixed use, parks and open space and other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation.

Zoning Ordinance amendments require approval by the City Council following a separate public hearing conducted by the Council. The Council considers the matter upon receipt of a report and recommendation from the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Divisions 2, 3 and 4 of Chapter 50 of the 2019 Detroit City Code, the Detroit Zoning Ordinance.

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies, for the record, to the City Planning Commission via U.S. mail at the above address or e-mail at [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov). Public comment/testimony may be given at the appropriate times when called for during the meeting. If you desire to speak and are attending the meeting online, press the "raise your hand" icon at the bottom of the screen or press ALT-Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press \*9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at 313-224-4950. For further information on this proposal or the public hearing, please call (313) 224-6225.

To participate virtually in the CPC meeting, please use the following options.

Online:

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

Or iPhone one-tap:

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

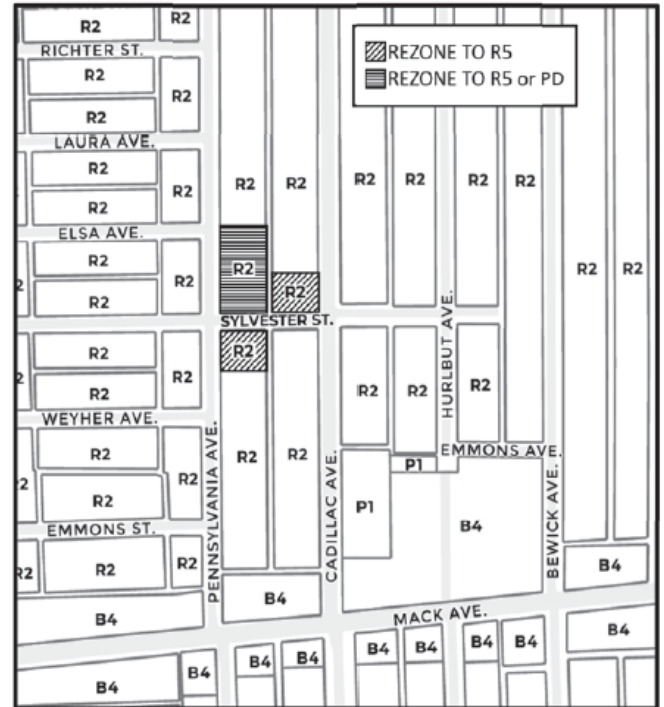
Or by Telephone:

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

Webinar ID: 963 5559 3579

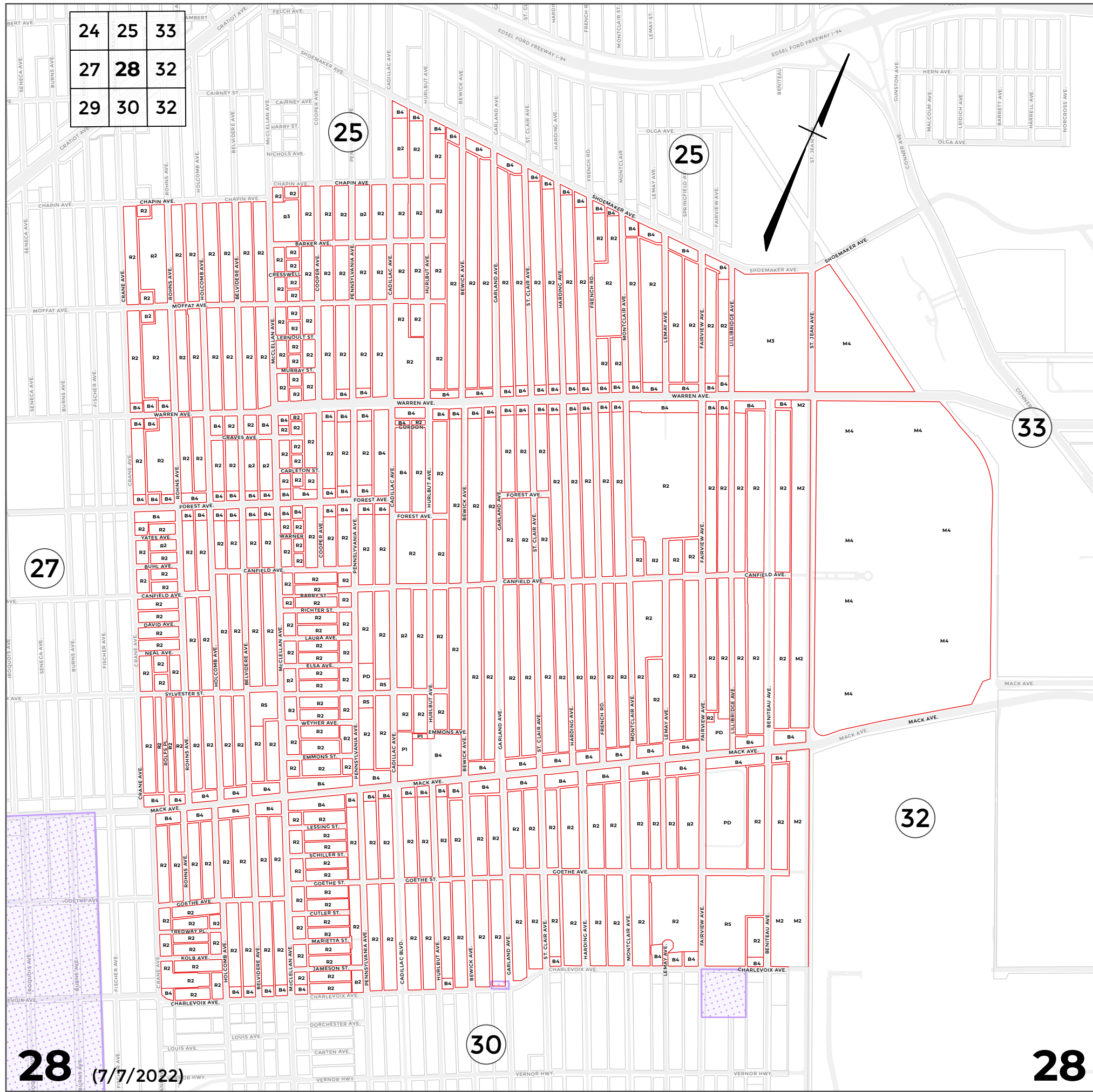
CPC Webpage: <https://detroitmi.gov/government/commissions/city-planning-commission>.



Highlighted area is proposed to be rezoned

City Planning - 12

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(7/7/2022)