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April 13, 2023

HONORABLE CITY COUNCIL

RE: Cadieux Café Screening and Buffering

On September 29, 2022, the City Planning Commission (CPC) recommended approval of the rezoning request by Cadieux Real Estate, LLC to rezone 8 parcels commonly referred to as 4342, 4336, 4330, 4324, 4318, 4312, and 4300 Cadieux Road, and 17131 Waveney Street from an R1 (Single-Family Residential District) zoning classification to a B4 (General Business) zoning classification. In addition to the recommendation for approval, the commission added a recommendation for additional buffering and screening to be added to the portion of the site that abuts a residential home on Waveney St.

On April 13, 2023, the Planning and Economic Development (PED) subcommittee of the Detroit City Council sent the proposed rezoning to formal session with a recommendation for approval. In addition to the recommendation for approval, the PED subcommittee recommended that the City Planning Commission draft a resolution for City Council consideration requesting the Buildings, Safety, Engineering and Environmental Department (BSEED) to explore additional screening and buffering requirements relative to the permitting of the Cadieux Café through the Special Land Use (SLU) process.

Respectfully submitted,



Marcell, R. Todd, Jr., Director
Roland Amarteifio, City Planner

A RESOLUTION TO THE BUILDING SAFETY ENGINEERING AND ENVIRONMENTAL DEPARTMENT REGARDING THE SPECIAL LANDUSE HEARING FOR THE CADIEUX CAFE

BY COUNCIL MEMBER _____ :

WHEREAS, the petitioner, Cadieux Real Estate, LLC, has requested, and the Detroit City Council has approved the rezoning of 8 parcels commonly referred to as 4342, 4336, 4330, 4324, 4318, 4312, and 4300 Cadieux Road, and 17131 Waveney Street, also known as the Cadieux Café, from an R1 (Single-Family Residential District) zoning classification to a B4 (General Business) zoning classification; and

WHEREAS, some of the petitioner's proposed uses of the property will require a Special Land Use Hearing before and the approval of the Building Safety Engineering and Environmental Department (BSEED) and the; and

WHEREAS, the City Planning Commission recommended that additional screening and buffering be considered and required for the planned uses at the Cadieux Café. **NOW THEREFORE BE IT**

RESOLVED, that the Detroit City Council concurs with the recommendation of the City Planning Commission and hereby requests the BSEED to consider and require additional Screening and buffering to safeguard surrounding properties when the Cadieux Café comes before the BSEED for Special Land Use Hearing.