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**City of Detroit**  
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**City Planning Commission Meeting**  
**June 29, 2023**  
**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#*

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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 of May 4, 2023**

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

- A. **5:15 PM PUBLIC HEARING** – To consider the request of the Parkstone Development Partners on behalf of Corktown Historic Developments, LLC to amend Article XVII, Section 50-17-44, District Map No. 42 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a PD (Planned Development) zoning classification where an R2 (Two-Family Residential) zoning classification is currently shown on four parcels commonly known as 2099, 2087, 2081, and 2075 Vermont Street generally located south of Michigan Avenue and west of Rosa Parks Boulevard. (JM) **45 mins**
- B. **6:00 PM PUBLIC HEARING** – To consider a Zoning Ordinance text amendment, Chapter 50 of the 2019 Detroit City Code – to update definitions, regulations, and procedures relative to child care facilities for consistency with updated State law and to broaden the opportunities for such facilities on a by-right or conditional basis. (RB, RA and the Office of Early Learning) **60 mins**

- C. **7:00 PM PRESENTATION** – To consider the request of Parkstone Development Partners on behalf of Develop Detroit, by amending Article XVII, Section 50-17-3, District Map No. 2 of the 2019 Detroit City Code, Chapter 50, Zoning, to re-establish the plans, terms and conditions of the PD (Planned Development) zoning classification where a PD, zoning classification that currently exist on land generally bounded by Gratiot Avenue, Russell Street, and Maple Street. Additionally, to show a PD zoning classification where the B4 (General Business District) and M3 (General Industrial District) zoning classifications currently exist on parcels commonly referred to as 1340 Gratiot Avenue and 1385 Maple Street. This portion of the request is being made to correct an error for two parcels that were inadvertently omitted in the legal description for the original request but were included in the plans. **(KJ) (SAME DAY ACTION REQUESTED, RECOMMEND APPROVAL)** 30 mins

**IV. Public Comment**

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

- A. Proposed map amendment to Chapter 50, *Zoning*, Article XVII, Section 50-17-28, Map No. 26, to show an R2 (Two-Family Residential District) zoning classification where a PD (Planned Development District) zoning classification is currently shown at 11500, 11510, 11530, 11534, and 11542 Conner Avenue between Flanders and St. Patrick Avenues **(RECOMMEND APPROVAL)** 20 mins

**V. New Business**

- A. Minor modification to an existing PD (Planned Development) zoning district classification on land at in 3600 Woodward Ave., the Ellington Loft Apartments. **(RECOMMEND APPROVAL)** 15 mins
- B. CPC Election of Officers

**VI. Committee Reports**

**VII. Staff Report**

**VIII. Member Report**

**IX. Communications**

**X. 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.