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City Planning Commission Meeting
July 20, 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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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 of May 4, 2023 (brought back from June 29th meeting)

III. Public Hearings, Discussions and Presentations

- A. **5:15 PM PUBLIC HEARING** – To consider the City Planning Commission’s proposed rezoning of the industrial portion of the Research Park West Rehabilitation Project bounded by the railroad on the north, Trumbull Avenue on the east, Edsel Ford Freeway on the south, and Rosa Parks Boulevard on the west as follows:

Zoning District Map No. 5: to rezone 15 lots from the Planned Development (PD District) zoning classification to the Restricted Industrial (M2 District) zoning classification—5671 Trumbull; 5465, 5611, 5625, 5641, 5647, 5651, 5659, and 5663 Commonwealth; 5457, 5462, and 5463 Avery; 5437, 5456, and 5460 Hecla—and to rezone eight lots from the Intensive Industrial (M4 District) to the

M2 District zoning classification—5483, 5617, 5621, 5635, 5667 *Commonwealth*; 5470 *Hecla*; 5400, 5450 *Rosa Parks*.

Zoning District Map No. 7: to rezone four lots from the Planned Development (PD District) zoning classification to the Special Development District, Mixed Use (SD2 District) zoning classification—5703, 5707, 5715 *Trumbull*, 1510 *Stanley*—and one lot from the Intensive Industrial (M4 District) zoning classification to the SD2 District zoning classification – 5757 *Trumbull*. **(TS, KJ)** 45 mins

- B. 6:00 PM PUBLIC HEARING** – To consider the City Planning Commission’s proposal and the request of Michael G. Darga, P.E., Giffels Webster, on behalf of CHN Housing Partners to amend Article XVII, Section 50-17-42, District Map No. 40 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a R3 (Low Density Residential) zoning classification where a R1 (Single-Family Residential District) zoning classification is currently shown at 7225, 7235, 7241, 7251, 7257, 7263, 7226, 7234, 7240, 7248, 7256, 7262 Archdale, generally bounded by Simanek Playfield to the north, Southfield Freeway Service Drive to the west, Longacre Street to the east, and W. Warren Avenue to the south. **(TM)** 45 mins
- C. 6:45 PM PUBLIC HEARING** – To consider the City Planning Commission’s proposal to amend Article XVII, Section 50-17-63, District Map No. 61 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a R3 (Low Density Residential District) zoning classification where a R1 (Single-Family Residential District) zoning classification is currently shown on one parcel commonly known as 20119 Wisconsin Street generally bounded by Norfolk Street to the north, Cherrylawn Street to the east, Chippewa Street to the south, and Indiana Street to the west. included in the plans. **(RA)** **(SAME DAY ACTION REQUESTED, RECOMMEND APPROVAL)** 45 mins

IV. Public Comment

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

- A.** Consideration of the Request of Bilal Jawad to modify the plans of an existing PD (Planned Development) zoning district at 10755 West Seven Mile Road between Meyers Road and Monte Vista Street. **(JM)** **(RECOMMEND APPROVAL WITH CONDITIONS)** 20 mins
- B.** Amendment of the CPC Bylaws – the addition of provisions for compensation and the qualification of what is required for a quorum. 15 mins
- C.** CPC Election of Officers (Outcome to be effective at the next CPC meeting) 15 mins

V. New Business

- A.** Minor Modification of an existing PD (Planned Development) District in the Medical Center No. 3 project area at 4801 Chrysler Service Drive. **(RECOMMEND APPROVAL, SAME DAY ACTION)** 15 mins

VI. Committee Reports

VII. Staff Report

VIII. Member Report

IX. Communications

X. Adjournment (anticipated by 9:30 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.