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REVISED

City Planning Commission Meeting
April 2, 2026

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

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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

Meeting minutes of October 2, 2025

III. Public Hearings, Discussions and Presentations

- A. **5:15 PM PUBLIC HEARING** – to consider the request of Michael A. Curis, Riverbend Properties, Inc., in conjunction with the Detroit City Planning Commission as co-petitioner, to amend Article XVII, Section 50-17-33, District Map No. 31 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where a PD (Planned Development District) zoning classification is shown at 13200, 13320 and 13328 East Jefferson Avenue, generally located at the southwest corner of the intersection of East Jefferson Avenue and Piper Boulevard, commonly referred to as the Riverbend Plaza shopping center. The rezoning request is to replace the PD designation from existing Riverbend Plaza shopping area and adjacent property with General Business zoning in order to reflect the existing land use. **(EF)** **60 min**

IV. Public Comment

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

- A.** Consideration of the request of Michigan First Financial Credit Union in conjunction with the Detroit City Planning Commission as co-petitioner to amend Article XVII, Section 50-17-4, District Map No. 3 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B2 (Local Business and Residential) zoning classification where an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification is shown at 1529 Temple, 1525 Temple, 2847 Trumbull, 2821 Trumbull (also known as 2825 Trumbull), 2801 Trumbull, and 1510 Perry, where an R3 (Low Density Residential) zoning classification is shown at 1520 Perry, and where an R2 (Two-Family Residential) zoning classification is shown at 1555 Temple, 1551 Temple, 1545 Temple, and 1537 Temple. The proposed rezoning is indicated as the shaded area on the accompanying map. The proposed map amendment is being requested to allow the applicant to modify an existing credit union to include a drive-through facility and to expand the vehicular parking and circulation area.
(DP) **30 min**

VI. New Business

VII. Staff Report

VIII. Committee Reports

IX. Member Reports

X. Communications

XI. Adjournment (anticipated by 8:00 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 to schedule these services.