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NOTICE OF A PUBLIC HEARING

The City Planning Commission will hold a public hearing in the Committee of the Whole Room, 13th floor of the Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226, on

Thursday December 6, 2018 AT 5:15 PM

to consider the request of City Growth Partners LLC to amend Article XVII, District Map 4, of the 1984 Detroit City Code Chapter 61, Zoning, and the provisions of the existing PD-H (Planned Development District-Historic) zoning classification on properties commonly known as 3100-3136 Brush Street, 420-430 Erskine Street, 3137-3101 Beaubien Street and 427-437 Watson Street generally bounded by Erskine Street on the north, Beaubien Street on the east, Watson Street on the south, and Brush Street on the west to establish the development known as Brush House.

The request proposes approximately 168 residential units with ground-floor retail and commercial space with parking on-site. The subject property is also indicated on the accompanying map.

The subject property is located within the Brush Park Historic District. The existing zoning district is generally defined by the zoning ordinance as follows:

PD – PLANNED DEVELOPMENT DISTRICT

This district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord 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, Public/Civic/Institutional, Retail/Service/Commercial, Manufacturing and Industrial, 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.

The proposed PD modification is being considered by the City Planning Commission in accordance with the provisions of Article XI, Division 1. of the Detroit Zoning Ordinance, Sec. 61-11-12.

You may present your views on this proposal by attending this discussion, by authorizing others to represent you, or by writing to this office prior to the discussion, 2 Woodward Avenue, room 208, Detroit, Michigan 48226 (FAX: 313-224-4336). Because some that are affected by this

proposal may not have been notified, it is suggested that you kindly inform your neighbors so that they may also express their opinions if they desire.

An interpreter for the hearing impaired may be present at the meeting if requested at least 48 hours in advance. To request that an interpreter for the hearing impaired be present at the meeting, please call 224-4946.



Proposed PD Modification

Dashed line = General Boundary