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## **NOTICE OF PUBLIC HEARING**

A public hearing will be held by the City Planning Commission in the Committee of the Whole Room, 13<sup>th</sup> floor of the Coleman A. Young Municipal Center, 2 Woodward Avenue, on

**THURSDAY, DECEMBER 6, 2018, AT 6:30 PM**

to consider the request of the City Planning Commission and the Planning and Development Department to amend the Detroit Zoning Ordinance, Chapter 61, of the 1984 Detroit City Code, in two parts; the first part consisting of a text amendment and the second part consisting of a map amendment.

First, the City Planning Commission and the Planning and Development Department request a text amendment to Article XI of the Detroit Zoning Ordinance to create a Form-Based Overlay District for the Brush Park neighborhood, generally bounded by Mack Avenue on the north, the Chrysler Freeway on the east, the Fisher Service Freeway on the south, and Woodward Avenue on the west. The overlay district is intended to regulate land development primarily using form and massing as the guiding principle and to define the developing character of the Brush Park neighborhood (See Map A.)

The proposed amendments would serve to do the following:

- to implement the goals and objectives of the city of Detroit master plan for the Brush Park neighborhood;
- to provide the Brush Park community predictability in the outcome of development and redevelopment through an efficient administrative permitting process;
- to provide a diversity of urban housing choices appropriate to Brush Park;
- to place and permit commercial uses within a safe, comfortable walking distance of homes;
- to prevent the development of incompatible development in Brush Park;
- to encourage mixed-use development in order to reinforce Brush Park as a walkable urban neighborhood;
- to designate the location of new public spaces to better support the growing density of the neighborhood;
- to designate the alignment and connectivity of new streets that are safe and secure for pedestrians and cyclist;
- to ensure that each building plays a role in creating a better public realm;
- to permit the development of attached medium-density residential buildings and multi-story, multi-unit, mixed-use buildings fronting John R. Street, Brush Street, Beaubien Street, and Wilkins Street;

- to permit the development of medium density multi-unit detached, semi-detached, and attached residential buildings that relate to the size and scale of the existing historic district context on streets internal to the neighborhood.

This proposed text amendment is being considered by the City Planning Commission in accordance with the provisions of Article III, Division 2 of the Detroit Zoning Ordinance.

Second, the City Planning Commission and the Planning and Development Department request a map amendment to Map No. 4, Article XVII, of the Detroit Zoning Ordinance to change an existing SD2 (Special Development District, Mixed-Use) zoning classification to the PD (Planned Development) zoning classification on land bounded by Wilkins Street on the north, the Chrysler Freeway on the east, Winder Street on the south and Beaubien Street on the west. Additionally to change an existing B4 (General Business District) zoning classification to the PD (Planned Development) zoning classification on property commonly known as 114 Winder Street (See map B).

This request is being proposed in order to implement the provisions of the Brush Park Form-Based Zoning District on the subject land.

The current and proposed zoning district classifications are generally defined by the Zoning Ordinance as follows:

#### **B4--GENERAL BUSINESS DISTRICT**

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

#### **SD2--SPECIAL DEVELOPMENT DISTRICT, MIXED-USE**

This district is designed to encourage a complementary mixture of more intensive pedestrian- and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

#### **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.

Map A



## Map B



This proposed map amendment is being considered by the City Planning Commission in accordance with the provisions of Article III, Division 3 of the Detroit Zoning Ordinance.

Zoning Ordinance text and map amendments require the approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission. You may present your views on this proposal by attending this hearing, by authorizing others to represent you, or by writing to this office prior to the hearing, 2 Woodward Avenue, Room 208, Detroit, Michigan 48226 (FAX: 313-224-4336). Because it is possible that some who are affected by this proposal may not have been notified, it is suggested that you kindly inform your neighbors so that they too may express their positions if they so desire. An interpreter for the hearing impaired or non-English speaking person may be present at the meeting if requested at least 48 hours in advance, excluding weekends and holidays. To request that an interpreter be present at the meeting, please call the Department of Civil Rights, Inclusion & Opportunity 224-4950.

For further information on this proposal or the public hearing, please call (313) 224-6225.