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**City of Detroit**  
**CITY PLANNING COMMISSION**  
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**City Planning Commission Regular Meeting**  
**December 6, 2018 at 5:00 PM**  
**Committee of the Whole Room**  
**13th Floor – Coleman A. Young Municipal Center**  
**2 Woodward Ave. (at E. Jefferson Ave.)**  
**(use Randolph Street entrance after 5:30 PM)**

### **AGENDA**

#### **I. Opening**

- A. Call to Order – 5:00 PM
- B. Roll Call
- C. Amendments to and approval of agenda

#### **II. Minutes**

- A. Minutes of the November 1, 2018 and November 15, 2018 meetings.

#### **III. Public Hearings and Presentations**

- A. **5:15 PM PUBLIC HEARING** – 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. (KJ) *45 mins*
- B. **6:00 PM PUBLIC HEARING** – 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 for properties located at the northwest corner of Brush Street and Watson Street and commonly known as 3119 Brush Street and 313 Watson Street to establish the development known as Brush 8. (KJ) *30 mins*
- C. **6:30 PM PUBLIC HEARING** – to consider the initiative of the City Planning Commission and the Planning and Development Department 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 Code (KJ, JM and PDD staff Julio Cedano) **60 mins**

- D. 7:30 PM PRESENTATION** – preview the 2019-20 Community Development Block Grant Neighborhood Opportunity Fund Program. (CG, GE, JM and the Housing & Revitalization Department) **30 mins**

#### **IV. Unfinished Business**

- A.** Consideration of the request from A K Real Estate Investments LLC to rezone 12901 Joseph Campau Avenue from a R2 (Two-Family Residential District) zoning classification to a B4 (General Business District) zoning classification to reflect the historical use of the land for auto related uses. (CG) (**RECOMMEND APPROVAL**) **20 mins**

#### **V. New Business**

#### **VI. Committee Reports**

#### **VII. Staff Report**

#### **VIII. Communications**

#### **IX. Public Comment**

#### **X. Adjournment** (anticipated by 9:30 PM)

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