

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

City of Detroit
CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cc-cpc@detroitmi.gov

Brenda Goss-Andrews
Lisa Whitmore Davis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

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 March 21, 2019 AT 5:15 PM

to consider the request of Neumann-Smith Architecture 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 the property commonly known as 100 Mack Avenue, generally bounded by Eliot Street and the portion of vacated Eliot Street on the north, John R. Street on the east, Erskine Street on the south and Woodward Avenue on the west.

The request will facilitate the construction of a multi-level parking deck with first floor retail/commercial space. Additionally, the request includes plans for an adjacent open space amenity.

The subject property is located within the Brush Park Historic District and is also indicated on the accompanying map. The existing zoning district is generally defined by the zoning ordinance as follows:

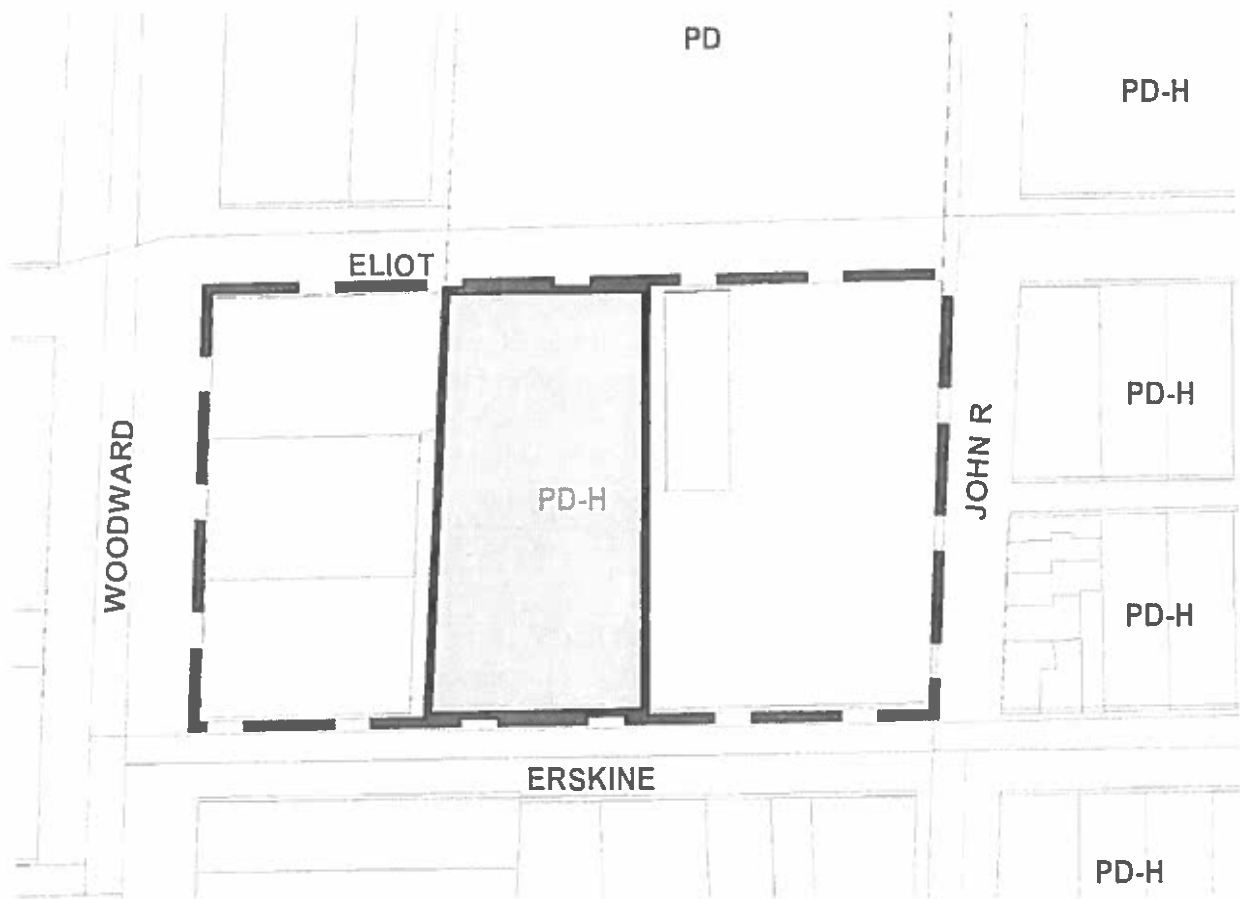
PD – PLANNED DEVELOPMENT DISTRICT

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 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.



Proposed PD Modification

dashed line = general boundary
shaded area = subject development