

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: cpc@detroitmi.gov

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

City Planning Commission Regular Meeting
April 11, 2019 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 for the meeting of February 7, 2019

III. Public Hearings and Presentations

- A. **5:15 PM PUBLIC HEARING** – to consider the request from Parkstone Development Partners, on behalf of Better Made Snack Foods, Inc., (Petition No. 729) to rezone 6576, 6582, 6598, 6600, 6602, and 6608 Harding Avenue from a R2 (Two-Family Residential District) zoning classification to a M2 (Restricted Industrial District) zoning classification to develop an expanded employee parking lot. (CG) **60 mins**
- B. **6:00 PM PUBLIC HEARING** – to consider the request of Rockford Construction to amend Article XVII, District Map 4, of the 1984 Detroit City Code Chapter 61, Zoning, by modifying the provisions of the existing PD (Planned Development District) zoning classification for the property located at 3750 Woodward Avenue generally bounded by Alexandrine Avenue, John R. Street, Mack Avenue and Woodward Avenue to establish a mixed-use development to include a hotel, retail space, condominiums, student residences, multi-family units, and on-site parking. Additionally, the request of the Roxbury Group, LLC to modify the provisions of the PD (Planned Development District) classification at 3800 Woodward Avenue to allow for the existing tower with an ‘establishment that serves alcohol for consumption on the premises.’ Each of these requests proposes to allow those uses that are generally permitted in the B5 Major Business District. (KJ) **60 mins**
- C. **7:30 PM PUBLIC HEARING** – to consider the request of the Roxbury Group, LLC to amend Article XVII, District Map 4, of the 1984 Detroit City Code Chapter 61, Zoning, by modifying the provisions of the existing PD-H (Planned Development District-Historic) zoning classification for the property located in the 3400 Woodward Avenue block

generally bounded by Eliot Street and the vacated portion of Eliot Street, John R. Street, Erskine Street and Woodward Avenue to establish the development known as the West Elm Hotel Detroit. The request proposes to allow for a twelve (12) story hotel tower and a two (2) story glass conservatory. (KJ) *45 mins*

IV. Unfinished Business

- A.** Consideration of a proposed text amendment to the 1984 Detroit City Code, Chapter 61, Zoning relative to the R5 (Medium Density Residential District) to amend provisions regarding bus rapid transit, streetcar / trolley, or light rail lines, B1 (Restricted Business District) zoning classification to allow for governmental service agency; B2 (Local Business and Residential District) zoning classification to allow for governmental service agency; PR (Parks and Recreation District) to allow other governmental agencies or non-profit agencies with duly recognized authority over land zoned PR to engage in incidental retail sales; SD1 (Special Development District – Small-Scale, Mixed-Use) zoning classification to allow for assembly hall, banquet hall uses, and rental hall in addition to removing the maximum lot coverage requirement for mixed-use development; and SD2 (Special Development District, Mixed-Use) to allow for assembly hall, banquet hall, and rental hall uses. (RB, GE, JM) *20 mins*

- B.** Consideration of the request of Thomas Group Consulting and Parkstone Development Partners to amend Article XVII, District Map No. 63 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a B1 (Restricted Business District) zoning classification and a B4 (General Business District) zoning classification where a R6 (High Density Residential District) zoning classification currently exists on one (1) parcel commonly identified as 18520 West Seven Mile Road, generally bounded by Vassar Avenue to the north, Glastonbury Avenue to the east, W. Seven Mile Road to the south and Greenview Avenue to the west. (GE) *30 mins*

V. New Business

VI. Committee Reports

VII. Staff Report

VIII. Communications

IX. Public Comment

X. Adjournment (anticipated by 9:30 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.