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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, 13th floor of the Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226, on

THURSDAY, MAY 2, 2019 AT 6:15 PM

to consider the request of the Detroit Riverfront Conservancy to amend District Map No. 1 of the Detroit Zoning Ordinance to show a PR (Parks and Recreation District) zoning classification where a PCA (Public Center Adjacent District) zoning classification is currently shown for the properties generally bounded by West Jefferson Avenue on the north, Cabacier Street extended on the east, the Detroit River on the south, and Rosa Parks Boulevard extended on the west and more commonly known as 1801 West Jefferson Avenue.

The petitioner is proposing to develop a 22 acre regional riverfront park.

The existing and proposed districts are generally described in the Zoning Ordinance as follows:

PR - PARKS AND RECREATION DISTRICT

The intent of the Parks and Recreation District is to retain, insofar as is practicable and desirable, publicly owned lands in excess of four (4) acres in size already improved for or intended to be improved for recreational uses and/or to be preserved as open space. The restrictions of this classification are intended to encourage preservation of these lands and to permit development in keeping with the natural amenities of these areas. In addition to those uses allowed by right, commercial recreational facilities may be permitted upon approval of the City Council.

PCA - PUBLIC CENTER ADJACENT DISTRICT (RESTRICTED CENTRAL BUSINESS DISTRICT)

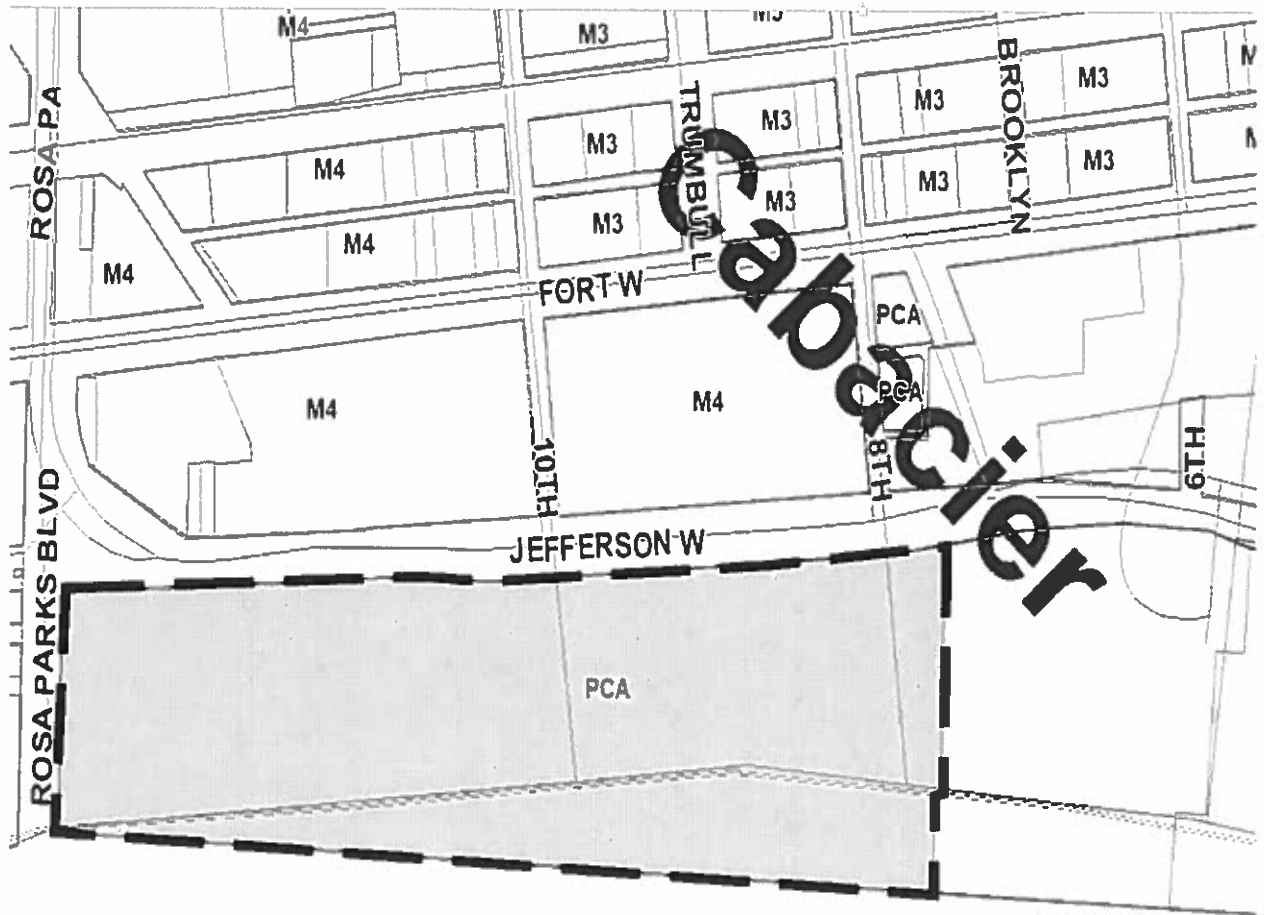
The Public Center Adjacent District (Restricted Central business district) includes property in close proximity to the Public Center District, and the controls specified in this division are designed to prevent any uses or structures within the district from having a deleterious effect upon the public center. Uses in this district shall include, to the maximum extent possible, ground-floor commercial space or other space oriented to pedestrian traffic, to enhance the public streetscape and street-level activity.

Approval of a rezoning requires the approval of the City Council after receipt of a report and recommendation by the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Division 3 of Chapter 61 of the 1984 Detroit City Code, the Detroit Zoning Ordinance.

You may express 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, Suite 202, Detroit, Michigan 48226 (FAX: 313-224-4336). So that all who are affected have a chance to voice their concerns, we suggest that you kindly inform your neighbors of this hearing, in the case that they were not notified.

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.

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



Dashed Line = General Boundary
Shaded Area = Proposed site