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# City of Detroit

**CITY PLANNING COMMISSION**  
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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, Detroit, Michigan 48226 on

**THURSDAY, JUNE 6, 2019 AT 6:15 PM**

to consider the proposal of Fusco, Shaffer & Pappas to amend Article XVII, District Map No. 13 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a PD (Planned Development) zoning classification where R3 (Low Density Residential) and B6 (General Services) zoning classifications currently exist on one parcel commonly identified as 3769 East Canfield Street. The location of the proposed rezoning is specifically indicated on the accompanying map.

The change is being proposed to allow for the construction of a new building to provide services to the homeless community. Specifically, the building is proposed to include 40 studio apartments, cafeteria, gymnasium, library, classrooms, health clinic and outdoor shelter space.

The pertinent zoning district classifications are described as follows:

### **R3 – LOW DENSITY RESIDENTIAL DISTRICT**

This district is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single and two-family dwellings, town houses, multi-family dwellings, and community facilities necessary to serve a residential district.

### **B6 – GENERAL SERVICES DISTRICT**

This district provides for wholesaling, transport, food services, and similar activities essential to the commerce and health of the City. Office, retail, service, and other uses normally desiring to locate in this type of district are also permitted.

### **PD – PLANNED DEVELOPMENT DISTRICT**

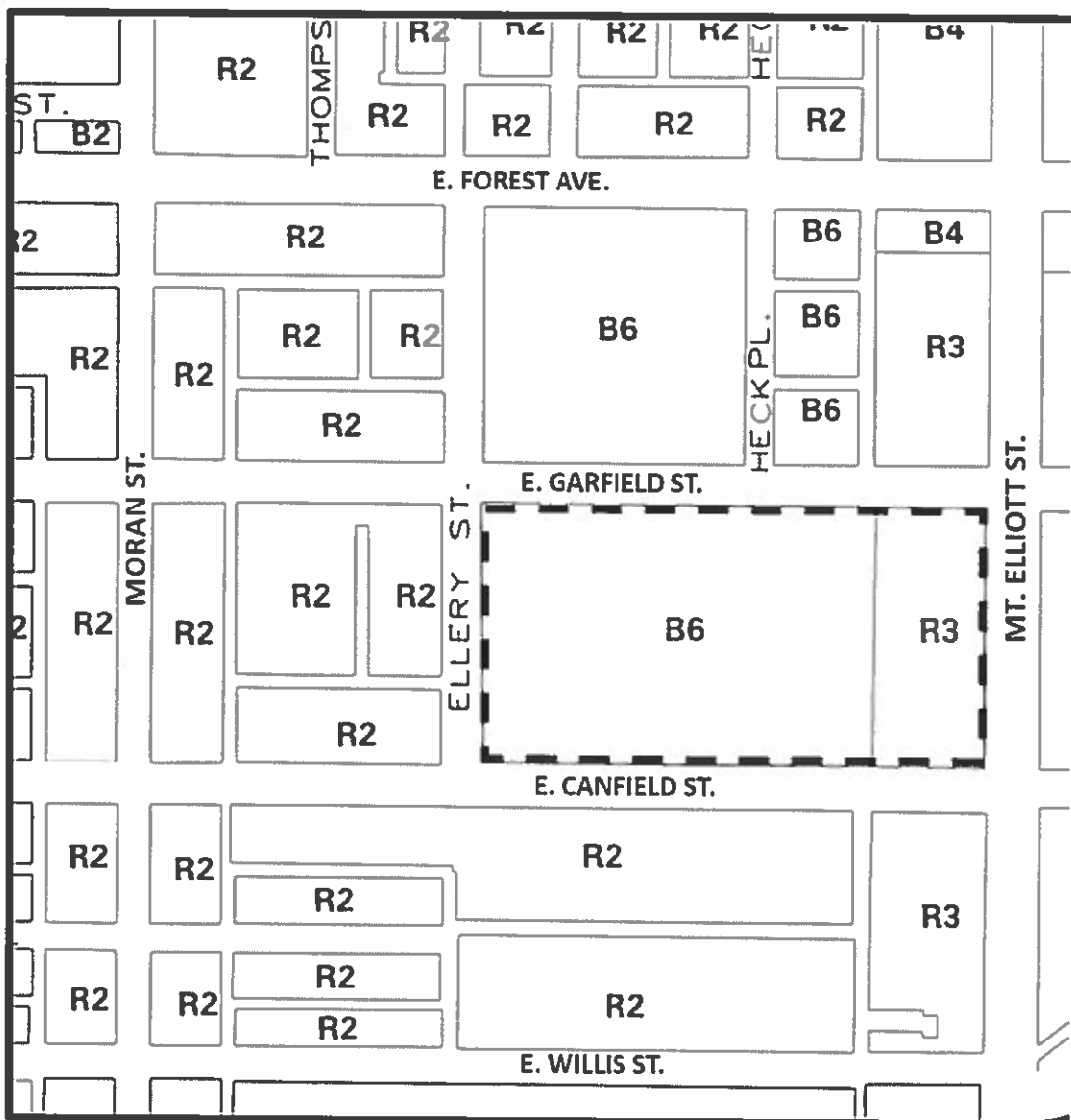
This district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category 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.

A Zoning Ordinance map amendment requires approval of the City Council after a public hearing and 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 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: Two Woodward Avenue, Room 208, Detroit, Michigan 48226 (email: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)). 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.

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](mailto:crio@detroitmi.gov) to schedule these services.

For additional information concerning this proposal or the scheduled hearing, please call 313-224-6225.



**Proposed Rezoning from R3 & B6 to PD**