

# City of Detroit

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**CITY PLANNING COMMISSION**  
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## NOTICE OF A PUBLIC HEARING

The City Planning Commission will hold a public hearing in the Committee of the Whole Room, 13<sup>th</sup> floor of the Coleman A. Young Municipal Center, on

**THURSDAY, JUNE 20, 2019 AT 6:15 PM**

to consider a request for a PD (Planned Development) Modification from Fusco, Shaffer & Pappas, Inc. on the behalf of its client, NSO Properties, by amending Ordinance No. 12-17 which amended Article XVII, District Map 12 of Chapter 61 of the 1984 Detroit City Code, Zoning, on land bounded on the north by Mack Ave., on the east by Ellery St., on the south by Ludden St. and on the west by Elmwood Ave. The subject property is indicated on the accompanying map.

The proposed PD modification would modify the previously approved site plans and facilitate the new construction of a shelter, transitional housing and supportive services center with outdoor recreation and garden space. The development would consist of two two-story buildings resulting in a change of character and lot coverage from the previously approved site plans.

The 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 modification is being considered by the City Planning Commission in accordance with the provisions of Article III, Division 4 of the Detroit Zoning Ordinance. A PD rezoning requires the approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission.

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; 2 Woodward Avenue, Room 208, Detroit, Michigan 48226 (FAX: 313-224-4336). 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](tel:313-224-4950), through the TTY number 711, or email [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.

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

### PROPOSED PD MODIFICATION

