

Alton James
Chairperson
Lauren Hood
Vice Chair/Secretary
Marcell R. Todd Jr.
Director

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
Damion W. Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

NOTICE OF PUBLIC HEARING

A public hearing will be held by the City Planning Commission in the Erma L. Henderson Auditorium, 13th floor of the Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226 on

THURSDAY, DECEMBER 5, 2019 AT 7:00 PM

to consider an amendment to Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Sec. 50-11-382, *Designated Traditional Main Street Overlay Areas*; Sec. 50-12-311, *Restaurants, standard*; Sec. 50-14-153, *Waiver of off-street parking requirements for uses or buildings minimally deficient*; Sec. 50-14-436, *Building design standards—Façade and architectural details*; Sec. 50-14-437, *Building design standards - Drive-up and drive-through facilities*; Sec. 50-14-440, *Building design standards—Materials*; Sec. 50-14-441, *Building design standards—Color and finish*; Sec. 50-14-444, *Building design standards—Blank walls*; Sec. 50-14-445, *Building design standards—Security roll-down doors and grilles*; Sec. 50-14-448, *Building design standards—Vacant structures*; and Sec. 50-14-45, *Signage and communication elements design standards*, in order to:

- Establish the Van Dyke Street Traditional Main Street Overlay Area (TMSO) between E 7 Mile and E. 8 Mile Roads;
- Allow outdoor eating areas as a matter of right when in the front of the building in the B2, B3, and B4 zoning classifications when located in a TMSO;
- To establish the conditions under which parking waivers can be approved in the Van Dyke TMSO; and
- To revise say which design standards in Traditional Main Street Overlay Areas apply to the proposed Van Dyke TMSO.

This text amendment is being considered by the City Planning Commission in accordance with the provisions of Article III, Division 2 of the Detroit Zoning Ordinance. Zoning Ordinance text amendments require 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, 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.