

City of Detroit

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NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission at the Bel Air Luxury Cinema located at 10100 E. 8 Mile Road, Detroit, Michigan 48234, on

THURSDAY, MARCH 5, 2020 AT 5:15 PM

to consider the request of the Detroit Planning and Development Department to amend Article XVII, District Map No. 1 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a B5 (Major Business District) zoning classification where a PCA (Public Center Adjacent District) zoning classification currently exists on five parcels, commonly identified as a portion of 25, 27, 29, 31, and 33 Washington Blvd.

The location of the proposed rezoning is specifically indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested to allow for the future development of the former Joe Louise Arena site, in compliance with the purchase agreement resulting from the City of Detroit's municipal bankruptcy.

The pertinent zoning district classifications are described as follows:

B5 – Major Business District

This district is designed to provide adequate regulations within the Central business district, the New Center Area, and may be successfully utilized in other regionally-oriented shopping and office areas.

PC – Public Center District

This district includes areas used or to be used for governmental, recreational, and cultural purposes of particular or special civic importance. All construction or other improvement within this district requires that the Planning and Development Department and the City Planning Commission review and make recommendation to City Council, as provided for in ARTICLE III, DIVISION 6 of this Chapter so as to ensure a completely harmonious, pleasing, and functional public center.

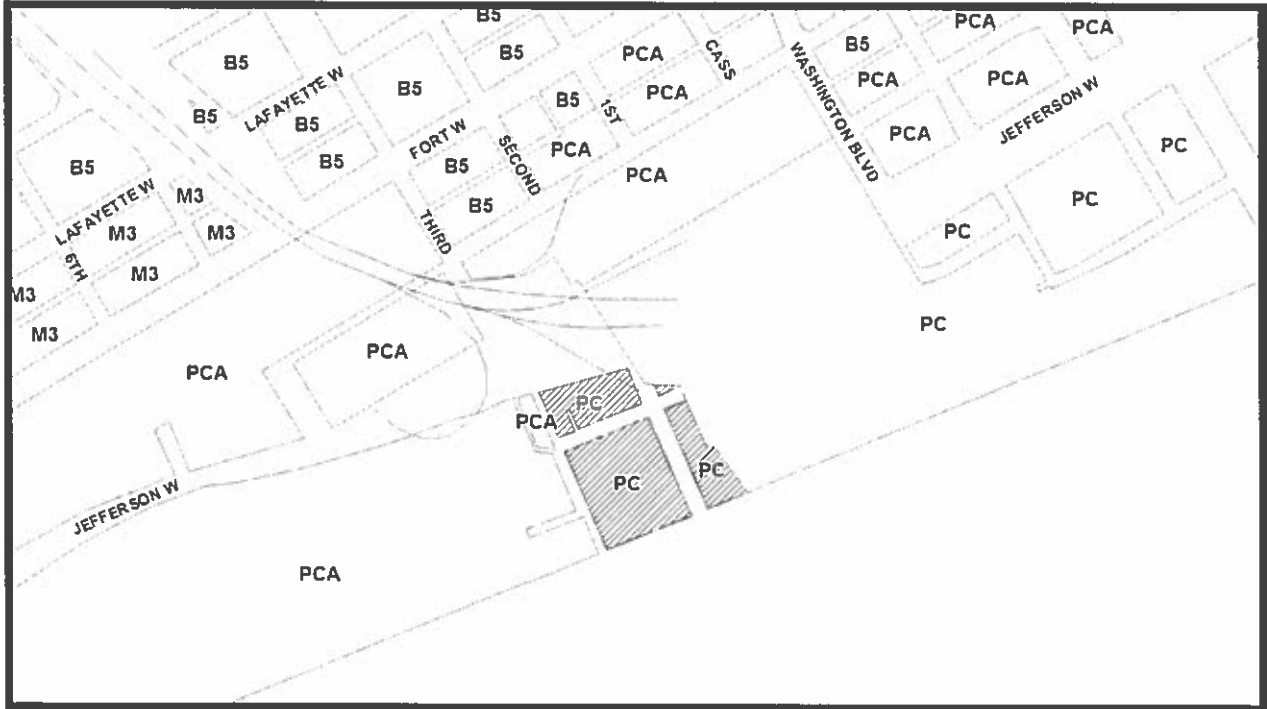
A Zoning Ordinance map amendment requires approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Division 3 of Chapter 50 of the 2019 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; 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 to schedule these services.

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



Proposed Rezoning from PC to B5