

# City of Detroit

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## NOTICE OF CONTINUED PUBLIC HEARING

A continued 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 6:45 PM**

to consider the request of the Detroit City Planning Commission to amend Article XVII, District Map No. 20 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a B3 (Shopping District) zoning classification where an M4 (Intensive Industrial District) zoning classification currently exists on ten parcels, commonly identified as 8230, 8400, 8500, 8600, 10000, and 10100 E. Eight Mile Road, 20200, 20210, 20222, and 20280 Conner Avenue, generally bounded by E. Eight Mile Road to the north, Hoover Road / Grosebeck Hwy to the east, E. State Fair Avenue to the south, and Veach Street to the west.

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 continued use of the Bel Air Shopping Center for General Retail purposes and to bring the existing and future land uses into conformance with the Master Plan of Policies which calls for the subject area to be zoned as Shopping Center. The proposed general retail use would be permitted on a by-right in the proposed B3 zoning classification.

The pertinent zoning district classifications are described as follows:

### **B3 – Shopping District**

The B3 Shopping District provides for a range of convenience and comparison shopping goods stores, which are generally grouped into neighborhood and community shopping centers, depending on the size of the area so mapped. Uses permitted are inclusive enough to allow for the provisions of a broad range of goods and services for the consumer, and to allow for as much freedom and healthy competition in the commercial real estate market and commercial activities as is commensurate with other community values.

### **M4- Intensive Industrial District**

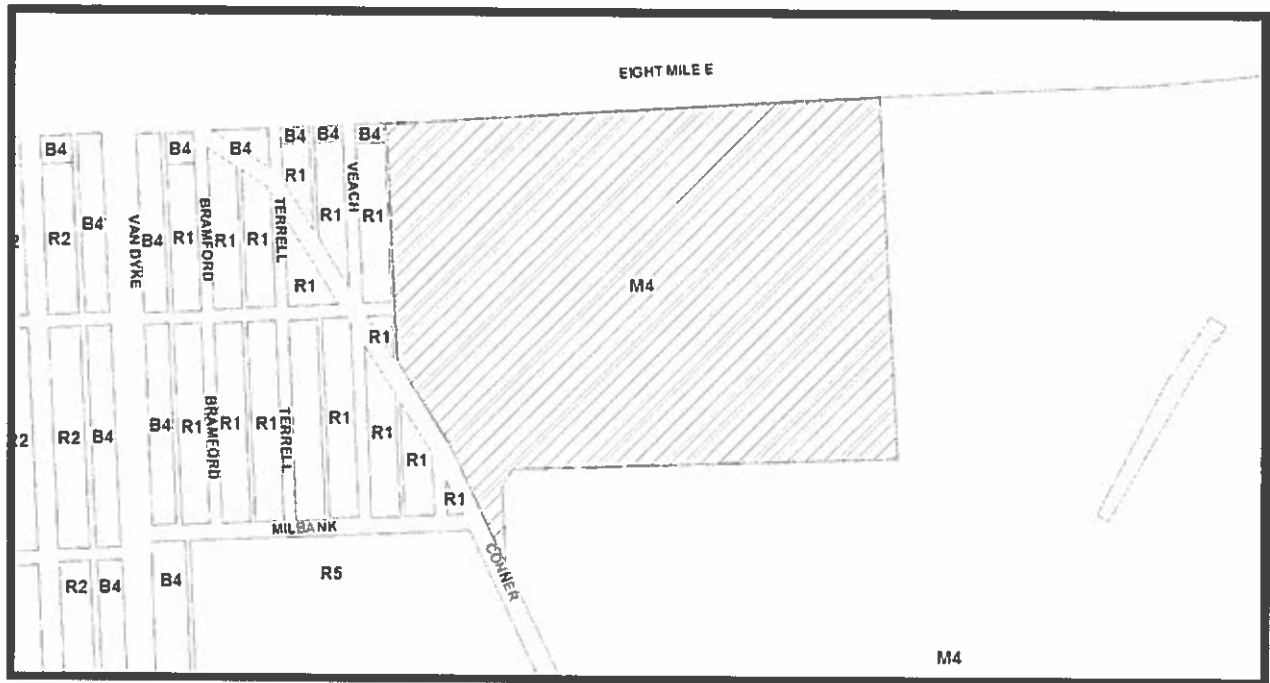
This district will permit uses which are usually objectionable and, therefore, the district is rarely, if ever, located adjacent to residential districts. A broad range of uses is permitted in this district. New residences are prohibited with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

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](mailto: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 M4 to B3