

City of Detroit

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NOTICE OF PUBLIC HEARING

Governor Gretchen Whitmer's "Stay Home, Stay Safe" Executive Order (EO 2020-21) went into effect on March 24, 2020. Therefore, the Detroit City Planning Commission (CPC) will be meeting virtually using video conferencing software in response to the COVID-19 Pandemic. The next regular meeting of the CPC is set for Thursday, June 18, 2020 at 5:00 PM. This action is being taken in accordance with Governor Whitmer's Executive Order 2020-15, which allows electronic meetings for public bodies.

The CPC meeting may be viewed in the following manner.

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09>

Or iPhone one-tap:

US: +12678310333,,96355593579# or +13017158592,,96355593579#

Or by Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 213 338 8477 or +1 253 215 8782 or +1 346 248 7799 Webinar ID: 963 5559 3579

A PUBLIC HEARING WILL BE HELD THURSDAY, JUNE 18, 2020 AT 5:15 PM

to consider the request of the City Planning Commission staff and the Planning and Development Department, to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-5, *District Map No. 4*, to provide for the following:

(1) To show a PD (Planned Development District) zoning classification where an SD2 (Special Development District, Mixed-Use) zoning classification is currently shown on land bounded by Wilkins Street on the north, the Chrysler Freeway Service Drive on the east, the Fisher Freeway Service Drive and Winder Street on the south, and Beaubien Street on the west; and

(2) To show a PD (Planned Development District) zoning classification where a B4 (General Business District) zoning classification is currently shown on land commonly known as 114 Winder Street; and

(3) To modify the existing PD (Planned Development District) zoning classification, established by Ordinance 01-96, currently shown on land generally bounded by Mack Avenue on the north, Beaubien Street on the east, Erskine Street on the south, and Brush Street on the west in order to repeal the regulations for development for such classification; and

(4) To modify the existing PD (Planned Development District) zoning classification, established by Ordinance 39-07, currently shown on land generally bounded by John R Street, the alley south of Erskine Street, Brush Street, Mack Avenue, Woodward Avenue, and Alfred Street in order to revise the boundaries for such classification; and

(5) To modify the existing PD (Planned Development District) zoning classification, established by Ordinance Nos. 01-96, 25-96, and 39-07, as amended by Ordinance Nos. 07-16, 24-

17, 27-17, 26-18, 14-19, and 35-19, currently shown on land generally bounded by Mack Avenue, Beaubien Street, Wilkins Street, the Chrysler Freeway Service Drive, the Fisher Freeway Service Drive, Woodward Avenue, Erskine Street, and John R Street, but excluding certain properties abutting Woodward Avenue.

The proposed map amendment is being requested in order to adopt the Brush Park Form-Based Code as the regulations for development for the subject area described and found in the map below.

The location of the proposed map amendment is specifically indicated on the accompanying map. The pertinent zoning district classifications are described as follows:

SD2- Special Development District, Mixed Use

This district is designed to encourage a complementary mixture of more intensive pedestrian- and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

B4 – General Business District

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

PD-Planned Development

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 and 4 of Chapter 50 of the 2019 Detroit City Code, the Detroit Zoning Ordinance.

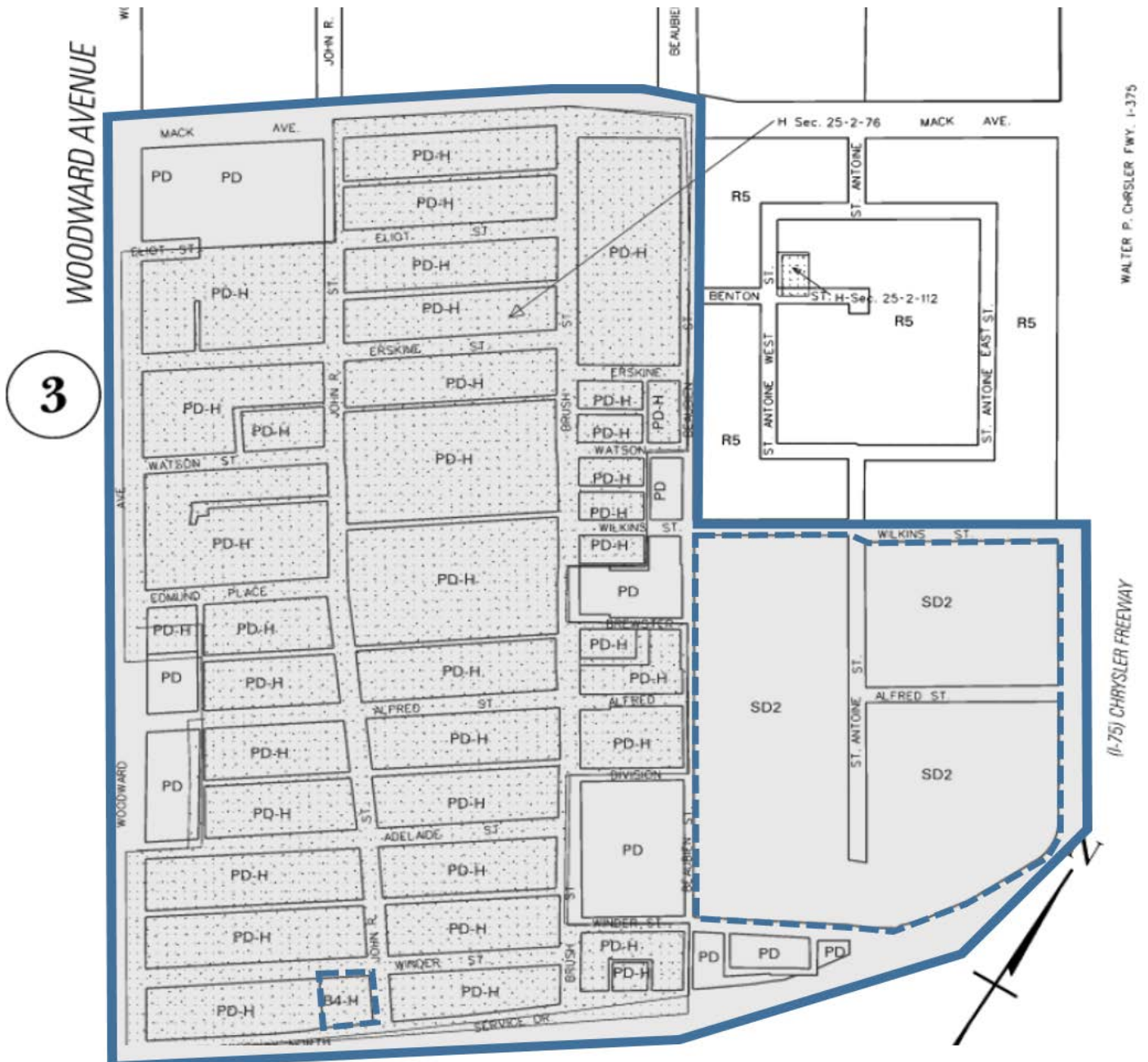
All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the City Planning Commission at cpc@detroitmi.gov via e-mail, for the record.

Public comment/testimony may be given at the appropriate times during the meeting when called for. If you desire to speak and are attending the meeting online press the raise your hand icon at the bottom of the screen or press ALT-Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press *-9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at [313-224-4950](tel:313-224-4950).

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

CPC Webpage: <https://detroitmi.gov/government/commissions/city-planning-commission>



- General Form Based Code Map Amendment Boundary
- B4, SD2 to PD Map Amendment Boundary