

City of Detroit

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

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 Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb
Henry Williams

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. A regular meeting of the CPC is set for **Thursday, November 5, 2020**. 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, NOVEMBER 5, 2020 AT 6:00 PM**

to consider the request of Hiram Jackson on behalf of Paradise Valley Real Estate Holdings II, LLC and the Detroit City Planning Commission to amend Article XVII, District Map No. 2 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a B5 (Major Business District) zoning classification where a B4 (General Business District) zoning classification which currently exists on seven (7) parcels, commonly identified as 300 Madison Avenue, 1400, 1452, 1468, 1480, 1496 and 15 Randolph Avenue.

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 establishment of a new multi-story mixed use residential/commercial development i.e., "Multiple family residential" and "Retail sales and personal service in multiple-residential structures, as provided for in Section 50-12-312 of this Code," at 1468, 1480 and 1496 Randolph. The proposed mixed-use residential/commercial development would be permitted on a by-right basis in the proposed B5 zoning classification.

300 Madison, 1400, 1452 and 1502 Randolph are being recommended for rezoning by the Planning Commission in order to bring the existing properties into conformance with the Master Plan of Policies by changing the zoning classification from General Business District to Major Business District.

The pertinent zoning district classifications are described as follows:

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.

B5 – Major Business District

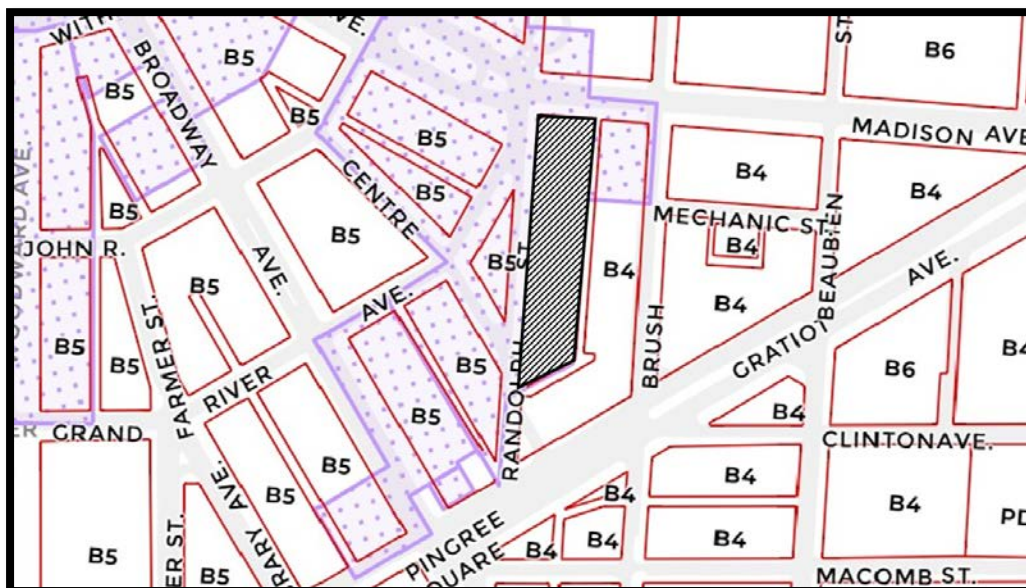
This district is designed to provide adequate regulations within the Central business district, the New Center Area, and may be successfully utilized in other regionally-oriented shopping and office areas.

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. 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>



Proposed Rezoning from B4 to B5