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NOTICE OF PUBLIC HEARING

THURSDAY, FEBRUARY 4, 2021 AT 5:15 PM

The subject hearing will consider the 30th **proposed amendment to the Detroit Master Plan of Policies** prepared and requested by the Planning and Development Department to amend the Future General Land Use map for a portion of Gabriel Richard Park containing the Brodhead Armory at 7650 E. Jefferson Avenue.

The subject site is located in Neighborhood Cluster 3, Indian Village Neighborhood Area of the Detroit Master Plan of Policies. The proposed site of this change is generally bounded by East Jefferson Avenue, Baldwin Avenue (extended), the Detroit River, and Townsend Street (extended). **The current future general land use designation for this area is “PRC” Recreation. The proposed future general land use designation for the site is “INST” Institutional.** Please see the attached map for reference.

The proposed map amendment is being requested to allow for the adaptive reuse of the Brodhead Armory Building. The Detroit Parade Company is proposing to reuse the northern portion of the Brodhead Armory for a nonprofit neighborhood center and replace the structurally damaged southern portion of the building with a 2-story building to be used for the storage and construction of parade floats.

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, by US mail or via e-mail at cpc@detroitmi.gov, 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. 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>

Pursuant to the Michigan Open Meetings Act, as amended, and in response to the COVID-19 pandemic the Detroit City Planning Commission (CPC) will be meeting virtually using a videoconferencing platform.

The CPC meeting may be viewed in the following manner.

Online:

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

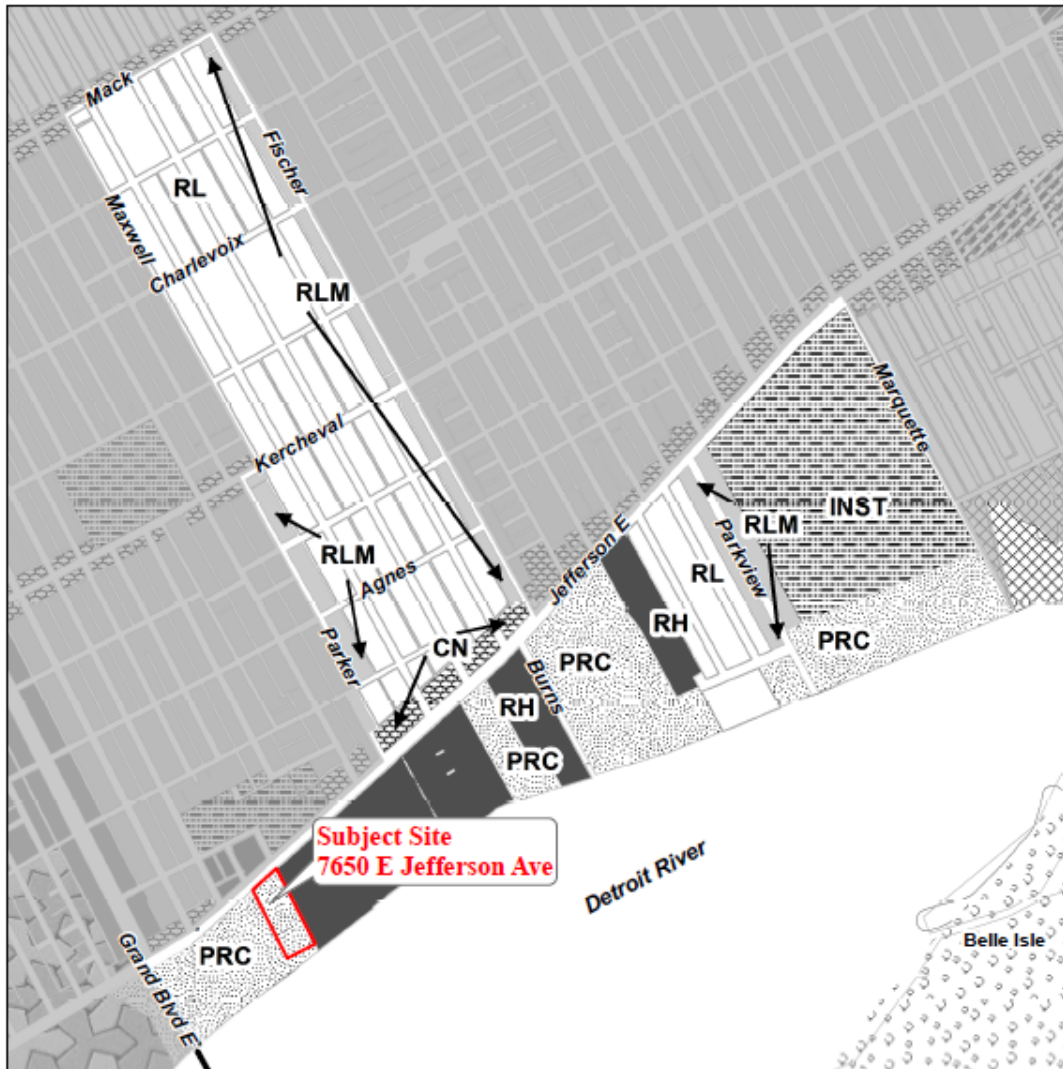
Or iPhone one-tap:

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



Map 3-6B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 3
Indian Village



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RIM)	General Industrial (GI)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (LI)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (DPI)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)

