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NOTICE OF PUBLIC HEARING

The Detroit City Planning Commission will conduct a public hearing on a proposed amendment to the Detroit Zoning Ordinance

THURSDAY, FEBRUARY 18, 2021 AT 6:00 PM

to consider an amendment to Chapter 50, Article XVII, Map No. 2 of the 2019 Detroit City Code for several blocks within the area commonly known as Greektown and Bricktown by showing a B5 (Major Business District) zoning classification where B6 (General Services District), B4 (General Business District), SD5 (Special Development District, Casinos) and PD (Planned Development District) zoning classifications currently exist. The properties to be considered for rezoning are listed below and are indicated on the accompanying map.

B6 properties proposed to be rezoned to B5—blocks/portions (9):

- Gratiot, property line 1st west of St. Antoine, Clinton, Beaubien
- Macomb, Beaubien, Monroe, Brush
- e/w alley 1st south of Macomb, St. Antoine, Monroe, Beaubien
- E. Lafayette, Beaubien, e/w alley 1st north of E. Fort, property line 1st east of Brush
- e/w alley 1st south of E Lafayette, property line 1st west of Beaubien, E. Fort, Brush
- E. Fort, Beaubien, E. Congress, Brush
- Bricktown People Mover Station on east side of Beaubien between E. Lafayette and E. Congress
- E. Congress, Beaubien, E. Larned, Brush
- E. Congress, St. Antoine, E. Larned, Beaubien

SD5 properties proposed to be rezoned to B5—blocks/fragments (3):

- Monroe, Brush, E. Lafayette, Randolph
- E. Lafayette, property line 1st west of Beaubien, e/w alley 1st north of E. Fort, Brush
- e/w alley 1st south of E. Lafayette, Beaubien, E. Fort, property line 1st east of Brush

B4 properties proposed to be rezoned to B5—blocks/portions (10):

- Gratiot, Beaubien, Clinton
- Gratiot, St. Antoine, Clinton, property line 1st east of Beaubien
- Gratiot, Brush, Macomb, Randolph

- Clinton, Beaubien, Macomb, Brush
- Clinton, property line 1st west of St. Antoine, Macomb, Beaubien
- Macomb, Brush, Monroe, Randolph
- Monroe, Chrysler, E. Lafayette, St. Antoine
- E. Lafayette, Brush, E. Fort, Randolph
- E. Fort, Brush, E. Congress, Randolph
- Church property on west side of Chrysler between E. Lafayette, E. Congress (641 Chrysler)

PD property proposed to be rezoned to B5—blocks fragment (1):

- Northwest corner of E. Lafayette at Beaubien (457 E. Lafayette)

The pertinent zoning district classifications are described as follows:

B4 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 The B5 Major Business 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.

B6 The B6 General Services District provides for wholesaling, transport, food services, and similar activities essential to the commerce and health of the City. Office, retail, service, and other uses normally desiring to locate in this type of district are also permitted.

PD The PD Planned Development District will permit planned developments throughout the City. Such planned developments shall be substantially in accordance 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, retail and local services, industrial, mixed use, parks and open space 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.

SD5 The SD5 Special Development District, Casinos, is designed to facilitate the location of licensed casinos and casino complexes within the boundaries established by the City for casino gaming activities. The SD5 District focuses on urban entertainment and recreational activities that will enhance the area as a desirable location for tourists, conventions, and urban life.

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. Closed captioning is available during meetings conducted via a video conferencing platform. For further information on this proposal or the public hearing, please call (313) 224-6225 or visit the CPC Webpage: <https://detroitmi.gov/government/commissions/city-planning-commission>

Pursuant to the Michigan Open Meetings Act, as amended, and in response to the COVID19 pandemic the Detroit City Planning Commission (CPC) will be meeting virtually using a video conferencing platform.

The CPC meeting may be viewed in the following manner.

Online:

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

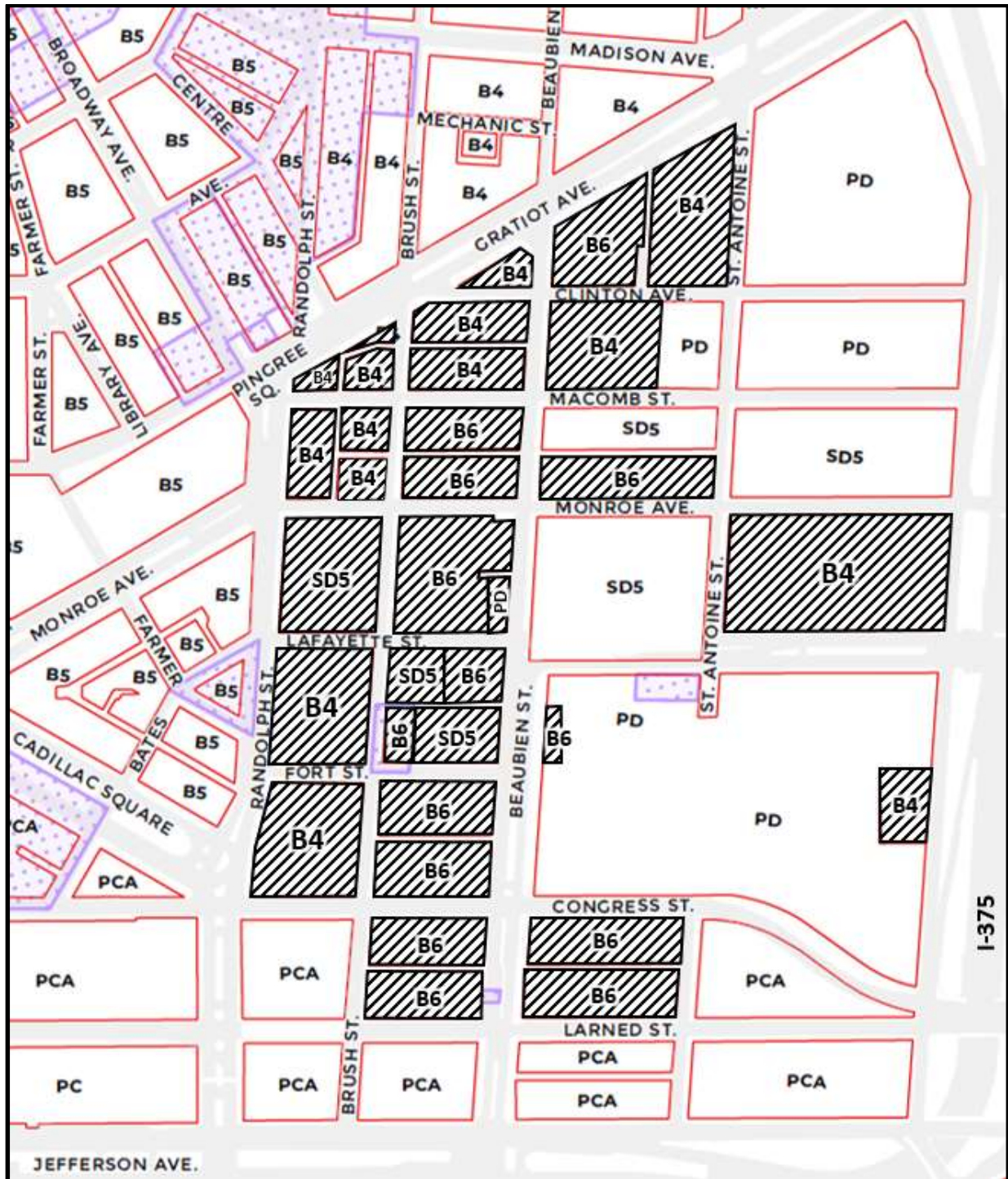
Or iPhone one-tap:

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



THE CURRENT ZONING DISTRICTS ARE SHOWN.

THE HATCHED AREAS ARE PROPOSED TO BE REZONED TO B5 (MAJOR BUSINESS) ZONING DISTRICT.