

City of Detroit

Lauren Hood, MCD
Chairperson

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
Kenneth Daniels
Damion W. Ellis
David Esparza, AIA, LEED
Frederick E. Russell, Jr.
Donovan Smith
Angy Webb
Henry Williams

NOTICE OF PUBLIC HEARING

The Detroit City Planning Commission will conduct a public hearing on a proposed amendment to Chapter 50 of the 2019 Detroit City Code, *Zoning*, on

THURSDAY, MARCH 18, 2021 AT 6:00 PM

to consider an amendment to Article XVII, Section 50-17-3, District Map No. 2 for land commonly known as 400 Monroe Street and 1000 Brush Street on the block bounded by Monroe, Beaubien, E. Lafayette, and Brush by showing a B5 (Major Business District) zoning classification where a B6 (General Services District) zoning classifications currently exist. These properties are part of the proposed Greektown/Bricktown rezoning initiative of the City Planning Commission but were inadvertently omitted from the notice of public hearing that was held on February 18, 2021 for twenty-four other blocks or portions of blocks within the Greektown/Bricktown area. The properties to be considered for rezoning are indicated on the accompanying map.

The pertinent zoning district classifications are described as follows:

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.

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>

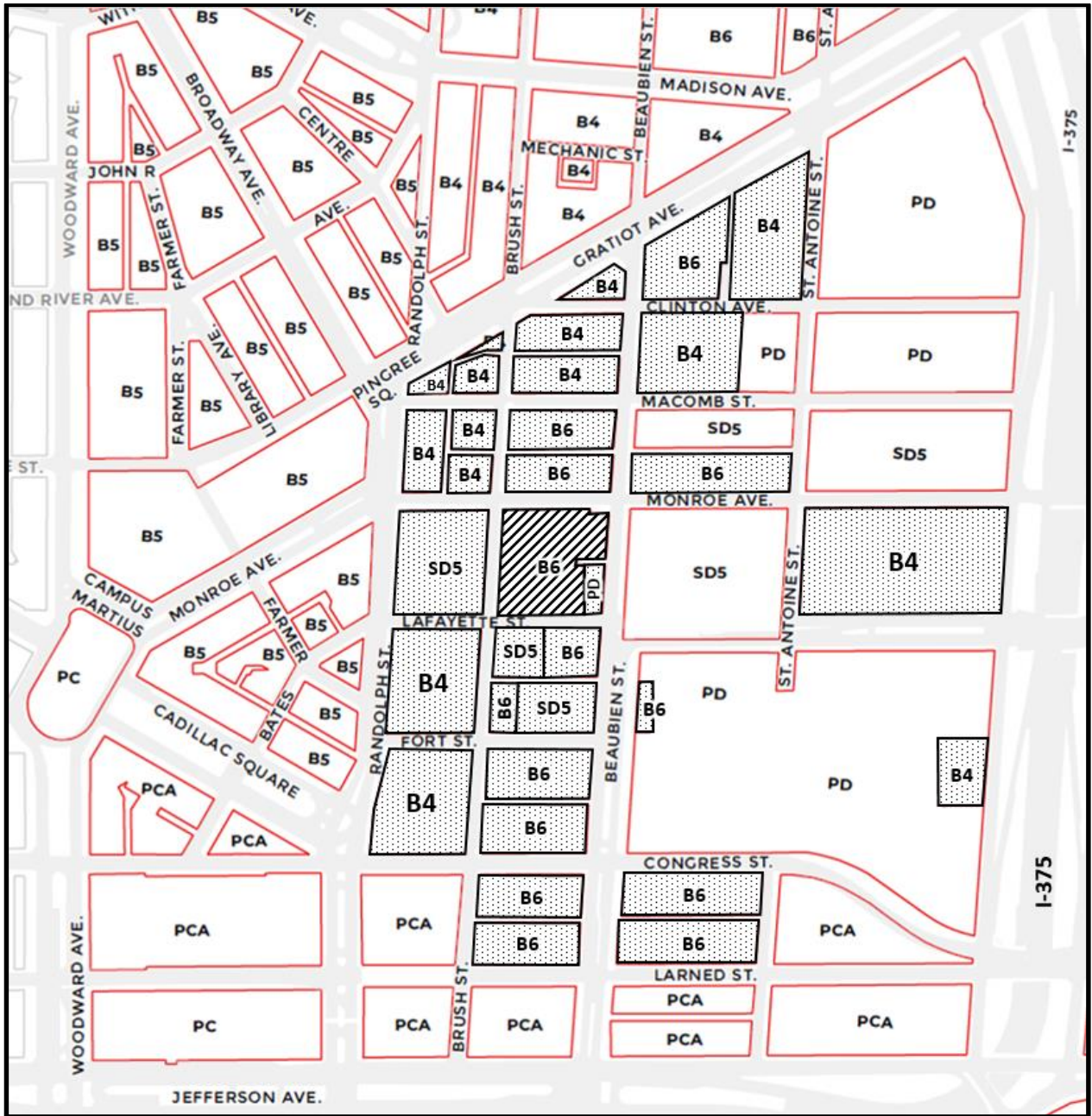
Or iPhone one-tap:

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 HATCHED AREA IS PROPOSED TO BE REZONED FROM B6 (GENERAL SERVICES) TO B5 (MAJOR BUSINESS) ZONING DISTRICT. PROPERTIES INCLUDED IN THE PLANNING COMMISSION'S FEBRUARY 18TH PUBLIC HEARING ARE DESIGNATED WITH A DOT PATTERN.