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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, MAY 6, 2021 5:15 PM

to consider the request of the City Planning Commission staff and the Midwest Civic Council of Block Clubs Association, to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, *Zoning District Map*, Section 50-17-57, *District Map 55* of the Detroit Zoning Ordinance to show the R3 (Low Density Residential District), B2 (Local Business and Residential District), B4 (General Business District), M1 (Limited Industrial District) and PR (Parks and Recreation) zoning classifications where the B4 (General Business District), M3 (General Industrial District), and M4 (Intensive Industrial District) zoning classifications currently exist.

The location of the proposed rezoning is shown on the accompanying map. In general, the proposed amendments would:

- Rezone land adjacent to Tireman Avenue between Greenlawn Street and Livernois Avenue from an M3 and B4 a B2 zoning classification to;
- Rezone land generally bounded by Tireman Avenue, the north/south alley just east of Bryden Street, Warren Avenue and Central Avenue from an M3 to a R3 zoning classification;
- Rezone land bounded by Majestic Street, McDonald Street, Central Avenue and the alley just north of Warren Avenue from an M3 to an R3 zoning classification.
- Rezone land adjacent to Warren Avenue on the north side between American Street and McDonald Street from an M3 to the B4 zoning classification.
- Rezone land bounded by Tireman Avenue on the north, Majestic Street, McDonald Street, Central Street on the east, Warren Avenue on the south and Dearborn City Limits on the west from M4 to an M1 and PR zoning classification.

The current and proposed district classifications are described as follows:

R3 Low Density Residential District

This district is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life.

B2 Local Business and Residential District provides for the day-to-day consumer goods and services required to serve a small residential area. High-traffic generating and traffic-oriented uses are restricted because of their obvious undesirable influence on adjacent residential areas.

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.

M1 Limited Industrial District

The purpose of the district is to permit these vacant structures to be used for necessary economic activities, and to encourage the transition of the area to warehousing, wholesaling, and light industrial uses

M3 General Industrial District This district is composed of property so situated as to be suitable for industrial development, but where the modes of operation of the industry may affect any nearby residential uses.

M4 Intensive Industrial District This district will permit uses which are usually objectionable and, therefore, the district is rarely, if ever, located adjacent to residential districts.

PR Parks and Recreation District

The intent of the Parks and Recreation District is to retain, insofar as is practicable and desirable, publicly owned lands in excess of four (4) acres in size already improved for or intended to be improved for recreational uses and/or to be preserved as open space. The restrictions of this classification are intended to encourage preservation of these lands and to permit development in keeping with the natural amenities of these areas. In addition to those uses allowed by right, commercial recreational facilities may be permitted upon approval of the City Council.

Zoning Ordinance amendments require approval by the City Council following a separate public hearing conducted by the Council. The Council considers the matter upon receipt of a report and recommendation from the City Planning Commission. This Zoning Ordinance text and map amendment request is being considered consistent with the provisions of Article III, Divisions 2, 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.

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

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>

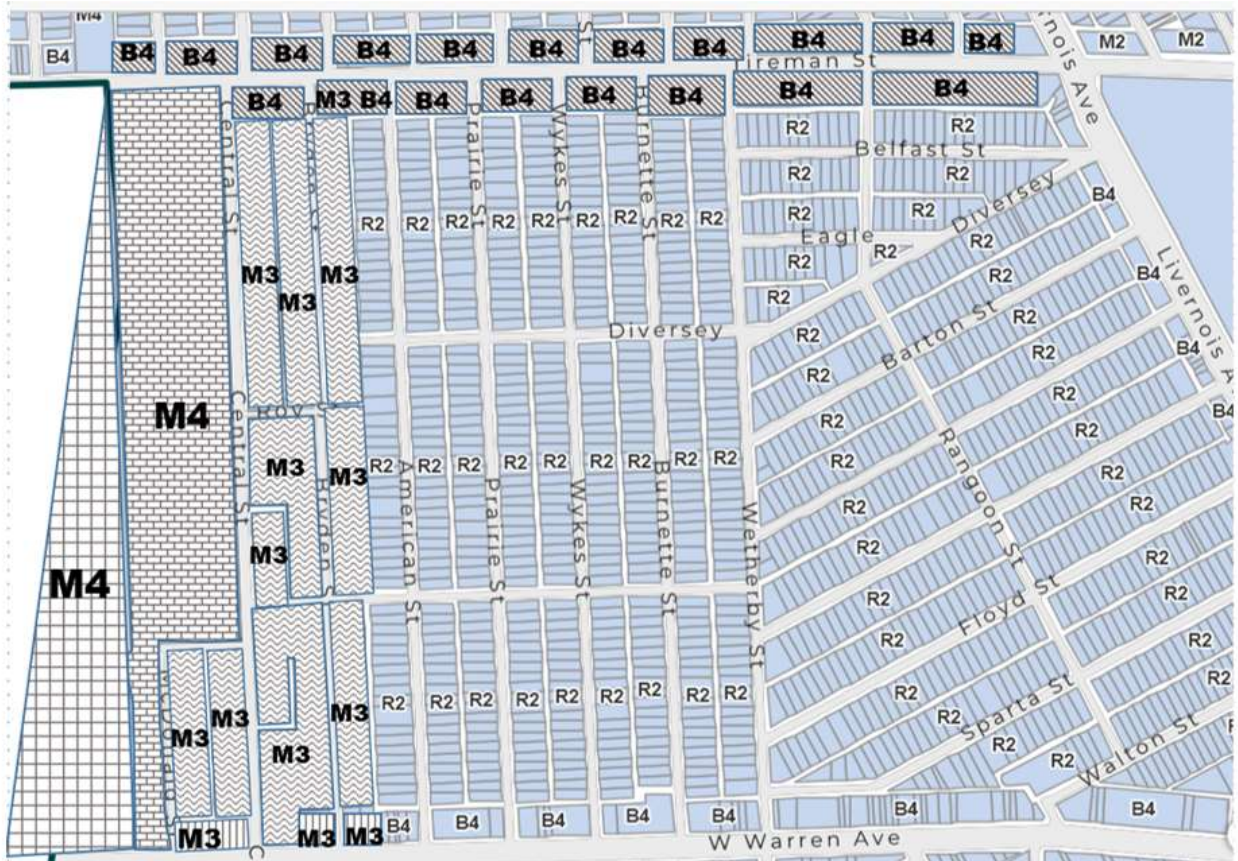
Or iPhone one-tap,

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



PROPOSED REZONING

Rezoned from M3 to R3



Rezoned from M3/ B4 to B2



Rezoned from M3 to B4



Rezoned from M4 to M1



Rezoned from M4 to PR or M1

