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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, JUNE 17, 2021 AT 6:00 PM**

to consider the initiative of the Detroit City Planning Commission and the request of Midtown Detroit, Inc. and Parkstone Development Partners on behalf of Ferry Street Development Company to amend Article XVII, District Map No. 6 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where a PD (Planned Development) zoning classification currently exists on property at 90 and 110 East Ferry Street generally located on the south side of East Ferry Street west of John R Street. The location of the proposed rezoning is indicated as the shaded area on the accompanying map.

The proposed map amendment is to allow the buildings to be developed with uses consistent with the SD1 zoning classification. The pertinent zoning district classifications are described as follows:

#### **SD1 Special Development District, Small-Scale, Mixed-Use**

The SD1 Special Development District is designed to encourage a complementary mixture of small-scale pedestrian and transit-oriented uses that are compatible in a neighborhood setting. It is intended to ensure a neighborhood character and place a proper balance of activities within walking distance of one another while serving the day-to-day needs of residents.

#### **PD Planned Development**

Planned Development Districts shall be substantially in accord with the goals and objectives of the Master Plan, having a major land use which corresponds to the most general category of land use, i.e., residential, business, industrial, etc., proposed in the Master Plan for the area involved, and satisfying criteria for development as stated in the City Planning Commission regulations. 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.

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 map amendment request is being considered consistent with the

provisions of Article III, Division 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, by US mail or via e-mail at [cpc@detroitmi.gov](mailto: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:

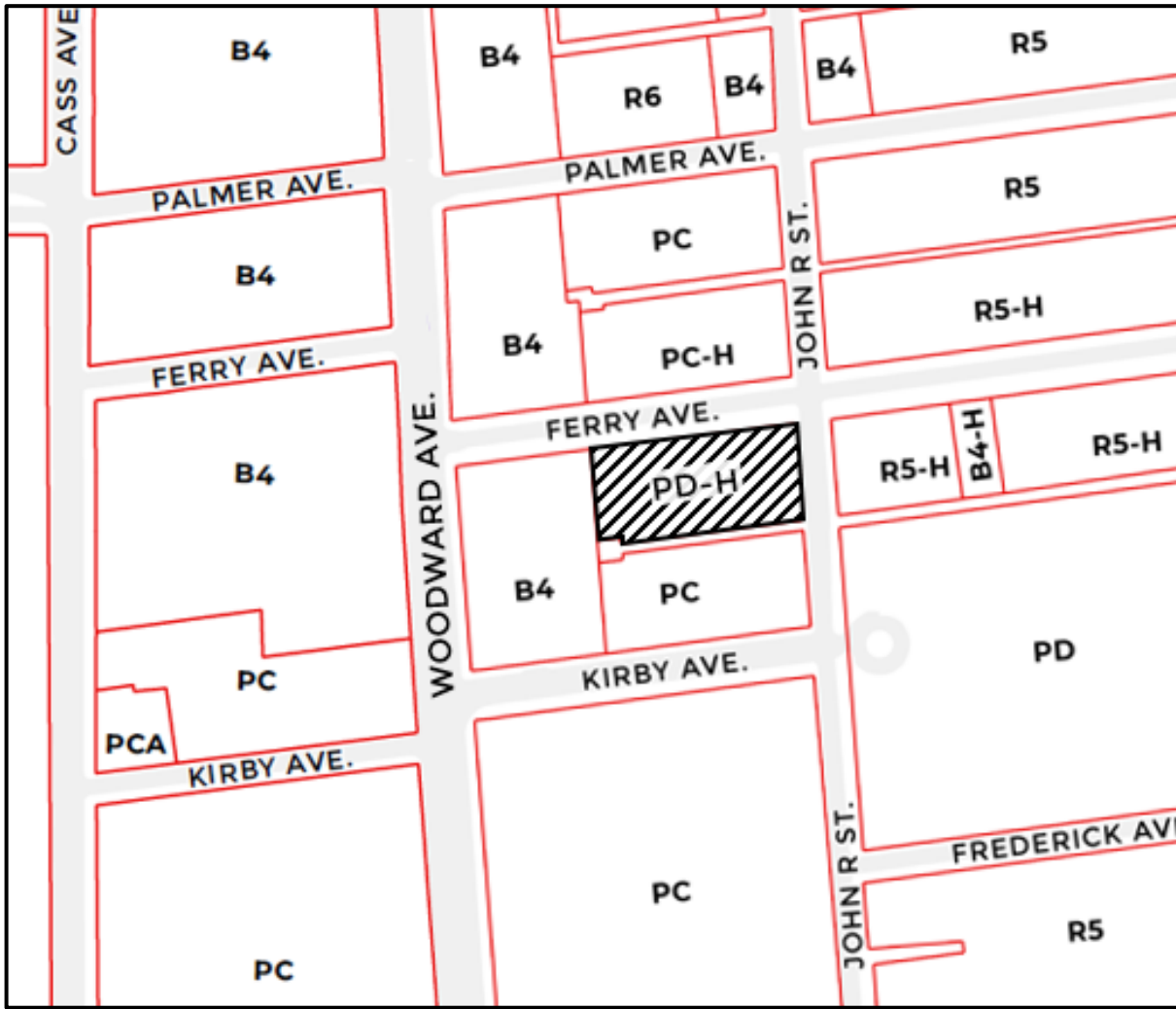
US: +12678310333,96355593579# or +13017158592,,96355593579#

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



**Highlighted Area Above Shows Proposed Rezoning from PD to SD1**