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NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226 at the date and time listed below. *Note: If circumstances due to the COVID-19 pandemic warrant, the hearing will instead be held virtually using the link at end of this notice.*

THURSDAY, SEPTEMBER 9, 2021 AT 5:15 PM

The public hearing is to consider the request of Fusco, Shaffer, & Pappas, Inc. on behalf of the Pope Francis Center, to amend Article XVII, Section 50-17-46, District Map No. 44 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where an M4 (Intensive Industrial District) zoning classification is currently shown on three parcels commonly known as 2915 West Hancock and 4520-50 Jeffries Service Drive, southeast of the intersection of Warren Avenue and the I-96 Freeway. The location of the proposed rezoning is indicated as the highlighted area on the accompanying map.

The proposed map amendment is being requested to allow the currently vacant property to be developed with a Bridge Housing Facility serving Detroit's homeless community, including forty residential units, cafeteria, gymnasium, library, classrooms, health clinic, and outdoor warming plaza.

The pertinent zoning district classifications are described as follows:

B4 – General Business District

This 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.

M4 – Intensive Industrial District

Error! Bookmark not defined. This district permits uses which are usually objectionable and, therefore, the district is rarely, if ever, located adjacent to residential districts. A broad range of uses is permitted in this district. New residences are prohibited with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

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 3 of Chapter 50 of the 2019 Detroit City Code, the Detroit Zoning Ordinance.

You may present your views on this proposal by attending this hearing, by authorizing others to represent you, or by writing to this office prior to the hearing; 2 Woodward Avenue, Room 208, Detroit, Michigan 48226 (email: cpc@detroitmi.gov). Because it is possible that some who are affected by this proposal may not have been notified, it is suggested that you kindly inform your neighbors so that they too may express their positions if they so desire.

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.

As noted above, the meeting can also be attended virtually, if circumstances dictate this will be to sole means of attending. The CPC meeting may be accessed in the following manner (please check the CPC webpage or contact the office for updates):

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmUIRKNXp1MjJlczN3UT09>

Or iPhone one-tap:

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

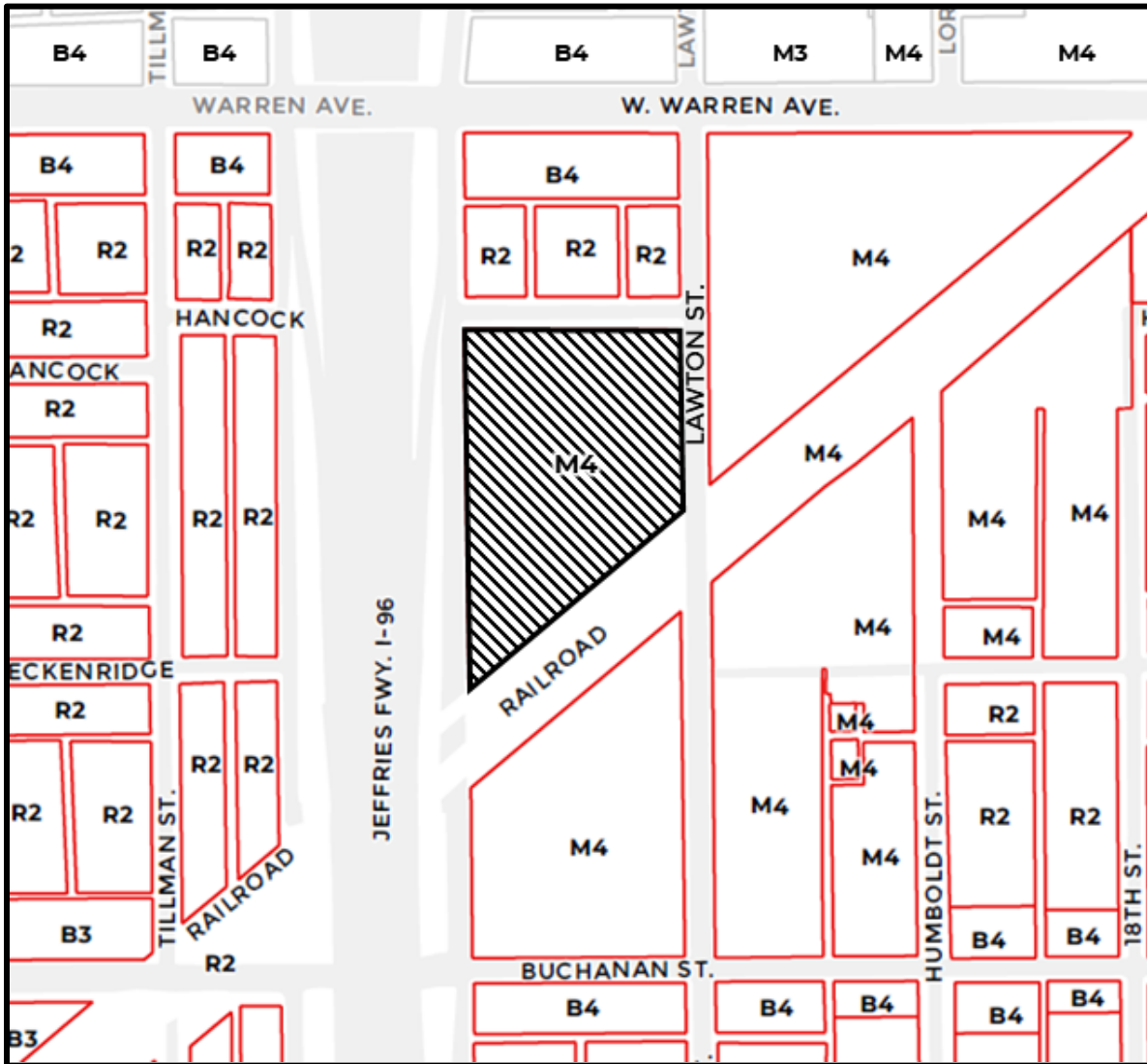
Or by Telephone:

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

If you desire to speak and are attending the meeting online, press the raise your hand using the icon at the bottom of the screen or press ALT-Y if you are using a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press *-9 to raise your hand.

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>.



Highlighted Area is proposed to be rezoned