

Lauren Hood, MCD
Chairperson
Donovan Smith
Vice Chair/Secretary
Marcell R. Todd, Jr.
Director

City of Detroit
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 R. Daniels
Damion W. Ellis
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Frederick E. Russell, Jr.

NOTICE OF PUBLIC HEARING

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

THURSDAY, OCTOBER 21, 2021 AT 6:45 PM

to consider a text amendment that would amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, to provide for the change of permissibility of several land uses (Lofts; Residential uses combined with permitted commercial uses; Group day care homes; Brewpubs; Fast-food restaurants; Used goods dealers) in certain zoning districts and to restore a site plan review applicability provision inadvertently deleted in Ordinance No. 2020-12 and to provide an off-street parking exemption for the Lower Woodward subsector of Master Plan Cluster 4, by amending Article III (*Review and Approval Procedures, (Part I)*), Division 5 (*Site Plan Review*), Subdivision A (*In General*), Sec. 50-3-113 (*Applicability*), Division 8 (*Regulated Uses*), Subdivision A (*In General*), Sec. 50-3-323 (*List of regulated uses*), Article VIII (*Residential Zoning District*), Division 4 (*R3 Low Density Residential District*), Sec. 50-8-75 (*By-right public, civic, and institutional uses*), Sec. 50-8-81 (*Conditional public, civic, and institutional uses*), Division 5 (*R4 Thoroughfare Residential District*), Sec. 50-8-105 (*By-right public, civic, and institutional uses*), Sec. 50-8-111 (*Conditional public, civic, and institutional uses*), Division 6 (*R5 Medium Density Residential District*), Sec. 50-8-135 (*By-right public, civic, and institutional uses*), Sec. 50-8-141 (*Conditional public, civic, and institutional uses*), Division 7 (*R6 High Density Residential District*), Sec. 50-8-165 (), Sec. 50-8-171 (*Conditional public, civic, and institutional uses*), Division 2 (*B1 Restricted Business District*), Sec. 50-9-14 (*By-right residential uses*), Sec. 50-9-20 (*Conditional residential uses*), Division 3 (*B2 Local Business and Residential District*), Sec. 50-9-44 (*By-right residential uses*), Sec. 50-9-46 (*By-right retail, service, and commercial uses*), Sec. 50-9-50 (*Conditional residential uses*), Sec. 50-9-52 (*Conditional retail, service, and commercial uses*), Division 4 (*B3 Shopping District*), Sec. 50-9-74 (*By-right residential uses*), Sec. 50-9-76 (*By-right retail, service, and commercial uses*), Sec. 50-9-80 (*Conditional residential uses*), Sec. 50-9-82 (*Conditional retail, service, and commercial uses*), Division 5 (*B4 General Business District*), Sec. 50-9-104 (*By-right residential uses*), Sec. 50-9-106 (*By-right retail, service, and commercial uses*), Sec. 50-9-110 (*Conditional residential uses*), Sec. 50-9-112 (*Conditional retail, service, and commercial uses*), Division 6 (*B5 Major Business District*), Sec. 50-9-136 (*By-right retail, service, and commercial uses*), Sec. 50-9-142 (*Conditional retail, service, and commercial uses*), Division 7 (*B6 General Services District*), Sec. 50-9-166 (*By-right retail, service, and commercial uses*), Sec. 50-9-172 (*Conditional retail, service, and commercial uses*), Article X (*Industrial Zoning Districts*), Sec. 50-10-16 (*By-right retail, service, and commercial uses*), Sec. 50-10-22 (*Conditional retail, service, and commercial uses*), Division 3 (*M2 Restricted Industrial District*), Sec. 50-10-46 (*By-right retail, service, and commercial uses*), Sec. 50-10-52 (*Conditional retail, service, and commercial uses*), Division 4 (*M3 General*

Industrial District), Sec. 50-10-76 (By-right retail, service, and commercial uses), Sec. 50-10-82 (Conditional retail, service, and commercial uses), Division 5 (M4 Intensive Industrial District), Sec. 50-10-106 (By-right retail, service, and commercial uses), Sec. 50-10-112 (Conditional retail, service, and commercial uses), Article XI (Special Purpose Zoning Districts and Overlay Areas), Division 6 (TM Transitional-Industrial District), Sec. 50-11-116 (By-right retail, service, and commercial uses), Sec. 50-11-122 (Conditional retail, service, and commercial uses), Division 9 (SD1—Special Development District, Small-Scale, Mixed-Use), Sec. 50-11-206 (By-right retail, service, and commercial uses), Sec. 50-11-212 (Conditional retail, service, and commercial uses). Division 10 (SD2—Special Development District, Mixed-Use), Sec. 50-11-236 (By-right retail, service, and commercial uses), Sec. 50-11-242 (Conditional retail, service, and commercial uses), Division 12 (SD4—Special Development District, Riverfront Mixed Use), Sec. 50-11-291 (By-right public, civic, and institutional uses), Sec. 50-11-292 (By-right retail, service, and commercial uses), Sec. 50-11-297 (Conditional public, civic, and institutional uses), Sec. 50-11-298 (Conditional retail, service, and commercial uses), Division 14 (Overlay Area), Subdivision A (Gateway Radial Thoroughfare Overlay Areas), Sec. 50-11-364 (Prohibitions and limitations), Article XII (Use Regulations), Division 1 (Use Table), Subdivision B (Residential Uses), Sec. 50-12-22 (Household living), Subdivision C (Public, Civic and Institutional Uses), Sec. 50-12-43 (Day care), Subdivision D (Retail, Service and Commercial Uses), Sec. 50-12-62 (Food and beverage service), Division 3 (Specific Use Standards), Subdivision A (Residential Uses), Sec. 50-12-159 (Lofts; residential uses combined in structures with permitted commercial uses), Subdivision C (Retail, Service, and Commercial Uses; Generally), Sec. 50-12-217 (Brewpub and microbrewery and small distillery and small winery), Subdivision E (Retail, Service and Commercial Uses; Generally), Sec. 50-12-310 (Restaurants, carry-out and fast-food), Sec. 50-12-311 (Restaurants, standard), Article XIV (Development Standards), Division 1 (Off-Street Parking, Loading, and Access), Subdivision A (In General), Sec. 50-14-7 (Off-street parking exemptions, reductions, and allowances).

This text amendment is being considered by the City Planning Commission in accordance with the provisions of Article III, Division 2 of the Detroit Zoning Ordinance. Zoning Ordinance text amendments require the approval of the City Council after a public hearing and after receipt of a report and recommendation by the 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.

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 via e-mail at cpc@detroitmi.gov, fax or U.S. 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.

The CPC meeting may be viewed in the following manner.

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlcZnN3UT09>

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 interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at [313-224-4950](tel: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>