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**City Planning Commission
Regular Meeting**

October 7, 2021 at 5:00 PM

Virtual Meeting Via Video Conferencing

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09>

Or iPhone one-tap :

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

Or Telephone:

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215 8782 or +1 346 248 7799

Meeting ID: 963 5559 3579

AGENDA

I. Opening

- A. Call to Order – 5:00 PM
- B. Roll Call
- C. Amendments to and approval of agenda

Minutes - July 8, 2021, July 22, 2021 and September 9, 2021

II. Public Hearings, Discussions and Presentations

- A. **5:15 PM PUBLIC HEARING** – The request of IFF ECE Detroit, LLC to amend Article XVII, Section 50-17-30, District Map No. 28 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an R5 (Medium Density Residential District) zoning classification where an R2 (Two-Family Residential District) zoning classification is currently shown for the parcel commonly known as 3917 McClellan Avenue generally bounded by Sylvester Street to the north, McClellan Avenue to the east, Mack Avenue to the south, and Belvidere Street to the west. (JM) **45 mins**
- B. **6:00 PM PUBLIC HEARING** – The request of the City Planning Commission and the Telegraph Musical Co LLC to amend Article XVII, Section 50-17-75, District Map No. 73 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where a R5 (Medium Density Residential District) zoning classification is currently shown at 16920 and 16890 Telegraph Road, and 23861 and 23871 West McNichols Road generally located on the east side of Telegraph south of West McNichols. (CG) **45 mins**

- C. **6:45 PM PUBLIC HEARING** – The request of North Corktown Butternut LLC to amend Article XVII, Section 50-17-24, District Map No. 22 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a M2 (Restricted Industrial District) zoning classification where a R2 (Two-Family Residential District) zoning classification is currently shown at 10409, 10411, and 10417 Castle Street generally located on the west side of Castle Street north of Lynch Road near City Airport. (CG) **45 mins**

III. Unfinished Business (May be taken up earlier in the meeting as opportunity presents)

- A. Consideration of the request of the Planning and Development Department, Motor City Blight Busters, and CHN Housing Partners, to amend Article XVII, Section 50-17-76, District Map No. 74 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing an R3 (Low-Density Residential District) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on forty-eight (48) parcels generally bounded by Santa Clara Street to the north, Bentler Street to the east, Orchard Street to the south, and the north-south alley first east of Lahser Road to the west. (CG) **(RECOMMEND APPROVAL)** **30 mins**
- B. Consideration of the request of Woodbridge Neighborhood Development Corporation to amend Article XVII, Section 50-17-46, District Map No. 44 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where R2 (Two-Family Residential District), R3 (Low Density Residential District), and B4 (General Business District) zoning classifications are currently shown on 72 parcels generally bounded by Forest Avenue to the north, Rosa Parks Blvd. to the east, Calumet Avenue to the south, and Grand River Avenue to the west. (JM) **(RECOMMEND APPROVAL)** **20 mins**
- C. Condisideration of the request of the Museum of Modern Art Detroit (MOCAD) to amend Article XVII, Section 50-17-7, District Map No. 6 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where an R6 (High Density Residential District) zoning classification is currently shown on two parcels, commonly identified as 52 and 62 Garfield Avenue, generally bounded by Garfield Avenue to the north, John R. to the east, Canfield Avenue to the south, and Woodward Avenue to the west. (KJ) **(RECOMMEND APPROVAL)** **20 mins**
- D. Consideration of the request of Taco Bell America, LLC to amend Article XVII, Section 50-17-41, District Map No. 39 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where a B2 (Local Business and Residential District) zoning classification is currently shown at the property commonly referred to as 18550 E. Warren Avenue. (KJ) **(RECOMMEND APPROVAL)** **20 mins**

V. New Business

VI. Committee Reports

VII. Staff Report

VIII. Member Report

IX. Communications

X. Public Comment

Adjournment (anticipated by 9:30 PM)

NOTE: With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the **Civil Rights, Inclusion and Opportunity Department** at (313) 224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.