

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
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Melanie Markowicz
Frederick E. Russell, Jr.

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. Virtual attendance is strongly encouraged as, pursuant to public health guidelines, the meeting room will be subject to space limitations. To attend the meeting virtually, please use the link toward the end of this notice.

THURSDAY, JULY 7, 2022, AT 6:00 PM

The public hearing is to consider the request of New Path Villages and Art Narthex LLC to amend Article XVII, Section 50-17-30, District Map No. 28 of the 2019 Detroit City Code, Chapter 50, Zoning, for the following:

- from New Path Villages to show a PD (Planned Development) or R5 (Medium Density Residential) zoning classification where an R2 (Two-Family Residential) zoning classification is currently shown at 4100, 4106, 4110, 4118, 4122, 4134, and 4140 Pennsylvania Avenue, generally located at the northeast corner of Sylvester and Pennsylvania Avenues;
- from New Path Villages to show an R5 (Medium Density Residential) zoning classification where an R2 (Two-Family Residential) zoning classification is currently shown at 3926, 3932, and 3938 Pennsylvania Avenue, generally located at the southeast corner of Sylvester and Pennsylvania Avenues; and
- from Art Narthex LLC to show a R5 (Medium Density Residential) zoning classification where an R2 (Two-Family Residential) zoning classification is currently shown at 4103 Cadillac Avenue, generally located at the northwest corner of Cadillac and Sylvester Avenues.

The location of the proposed rezonings is indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested to permit the following:

- at the northeast corner of Sylvester and Pennsylvania Avenues, the development of an emergency shelter campus, including tiny homes, building for the caretaker and common space for residents, and gardens.
- at the southeast corner of Sylvester and Pennsylvania Avenues, the development of a parking lot to serve the proposed development to the north, and
- at the northwest corner of Sylvester and Cadillac Avenues, the redevelopment of the existing vacant church and adjacent school building into a variety of uses, including the former school as office space, artist work-space/studios, and non-profit neighborhood center and the church building as a rental for religious services, office space, and banquet hall.

The pertinent zoning district classifications are described as follows:

R2 – Two-Family Residential

The district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by-right are single- and two-family dwellings. Additional uses are conditional.

R5 – Medium Density Residential

This district is designed to provide for a range of residential development from the single-family detached dwelling to medium-density multiple-family dwellings. The primary use in this district will be the rental apartment structure. In addition to permitted residential uses, certain specified non-residential uses which can be properly blended into this district may be permitted.

PD - Planned Development

The PD District will permit planned developments throughout the City. Such planned developments shall be substantially in accordance with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are residential, retail and local services, industrial, mixed use, parks and open space and other, proposed in the Master Plan for the area involved. 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 and, where applicable, encouraging historic preservation.

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, 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, for the record, to the City Planning Commission via U.S. Mail at the above address or e-mail at cpc@detroitmi.gov. Public comment/testimony may be given at the appropriate times when called for during the meeting. 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.

To participate virtually in the CPC meeting, please use the following options.

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlc3U0T09>

Or iPhone one-tap:

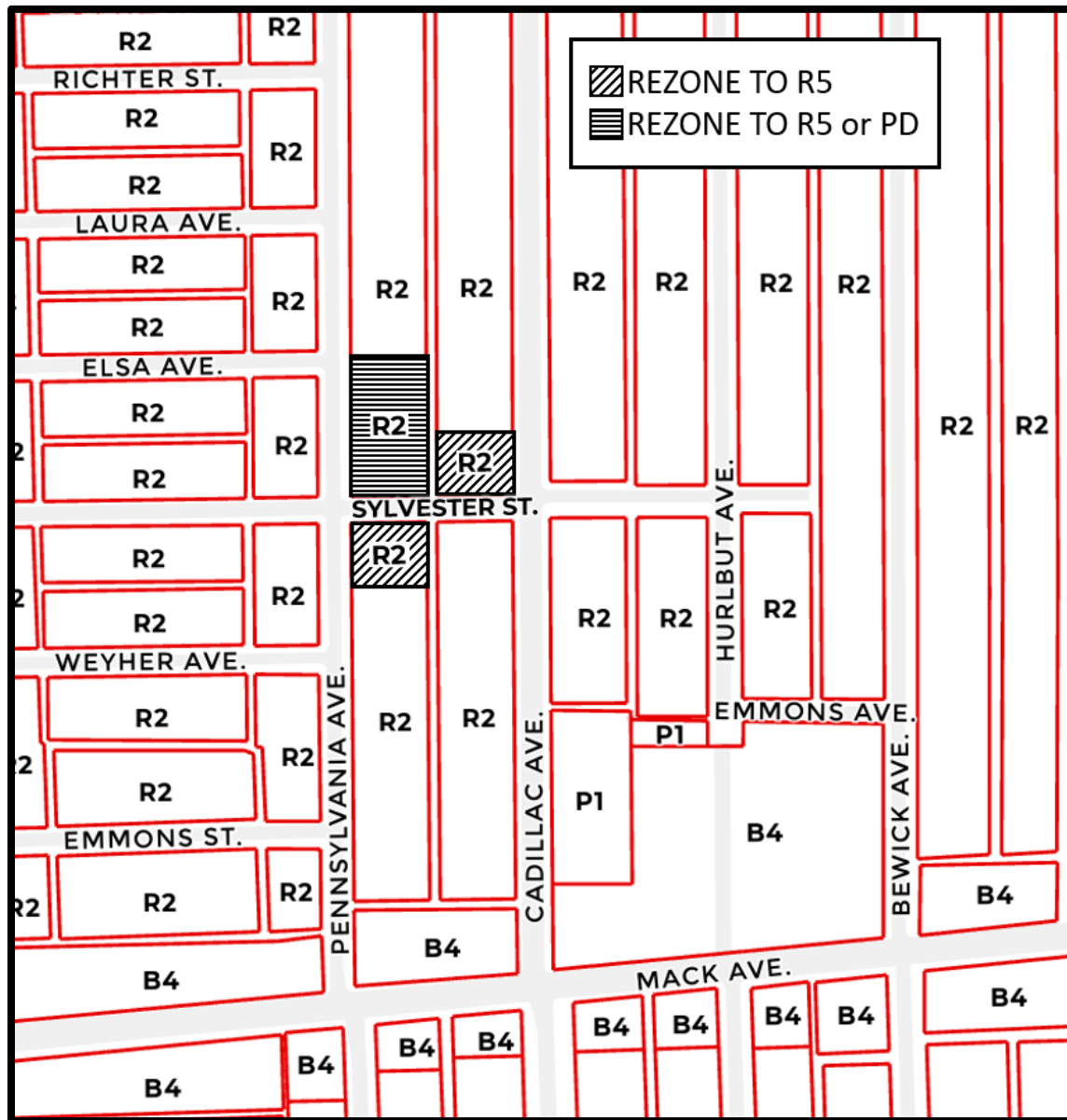
US: +12678310333,96355593579# or +13017158592,,96355593579#

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

CPC Webpage: <https://detroitmi.gov/government/commissions/city-planning-commission>



Highlighted area is proposed to be rezoned