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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 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, SEPTEMBER 22, 2022 AT 5:10 PM

to consider the request of the City Planning Commission staff to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-5, *District Map No. 4*, for the existing PD (Planned Development District) zoning classification, established by Ordinance 2020-33 also known as the Brush Park Form-Based Code, identified as land generally bounded by Mack Avenue, Beaubien Street, Wilkins Street, the Chrysler Freeway Service Drive, the Fisher Freeway Service Drive, Woodward Avenue, Erskine Street, and John R Street, but excluding certain properties abutting Woodward Avenue, to modify the following:

- (1) **Administrative Adjustments:** Adding language to allow the ground floor elevation minimum to be waived if CPC staff authorizes.
- (2) **Administrative Adjustments:** Adding language to allow staff to authorize 50% of principal entrances to a building or structure to be located on a facade other than the front facade where CPC staff deems appropriate.
- (3) **Development Standards-Blank Wall Area:** Changing Blank Wall Area standards to apply only to building facades that are street facing.
- (4) **Access/Parking:** Eliminating the 150% parking maximum while maintaining maximums for each specific building typology
- (5) **Parking Standard Minimums:** The .5 parking space per dwelling unit minimum will be eliminated for certain housing types.
- (6) **Multiplex Typology:** A parking maximum of 1.5 will be added.
- (7) **Mews Typology:** Lowering the Façade Build-Out minimum percent from 80% to 60%.
- (8) **Townhouse:** Increasing townhouse maximum unit width to 25’.
- (9) **Mid-Rise Building:** Changing the rear setback minimum from 20’ to 12’ for this typology.
- (10) **Rear Building Setbacks:** To newly require setbacks for rear building topologies to ensure adequate space for electric and other utility infrastructure. Allows CPC staff to waive or administratively adjust where setbacks are not necessary.

The proposed map amendment is being requested in order to amend the Brush Park Form-Based Code regulations for development for the subject area described and found in the map below. The location of the proposed map amendment is specifically indicated on the accompanying map.

The pertinent zoning district classification is described as follows:

PD-Planned Development

This district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord 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, Public/Civic/Institutional, Retail/Service/Commercial, Manufacturing and Industrial, 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.

A Zoning Ordinance map amendment requires approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Division 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=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09>

Or iPhone one-tap:

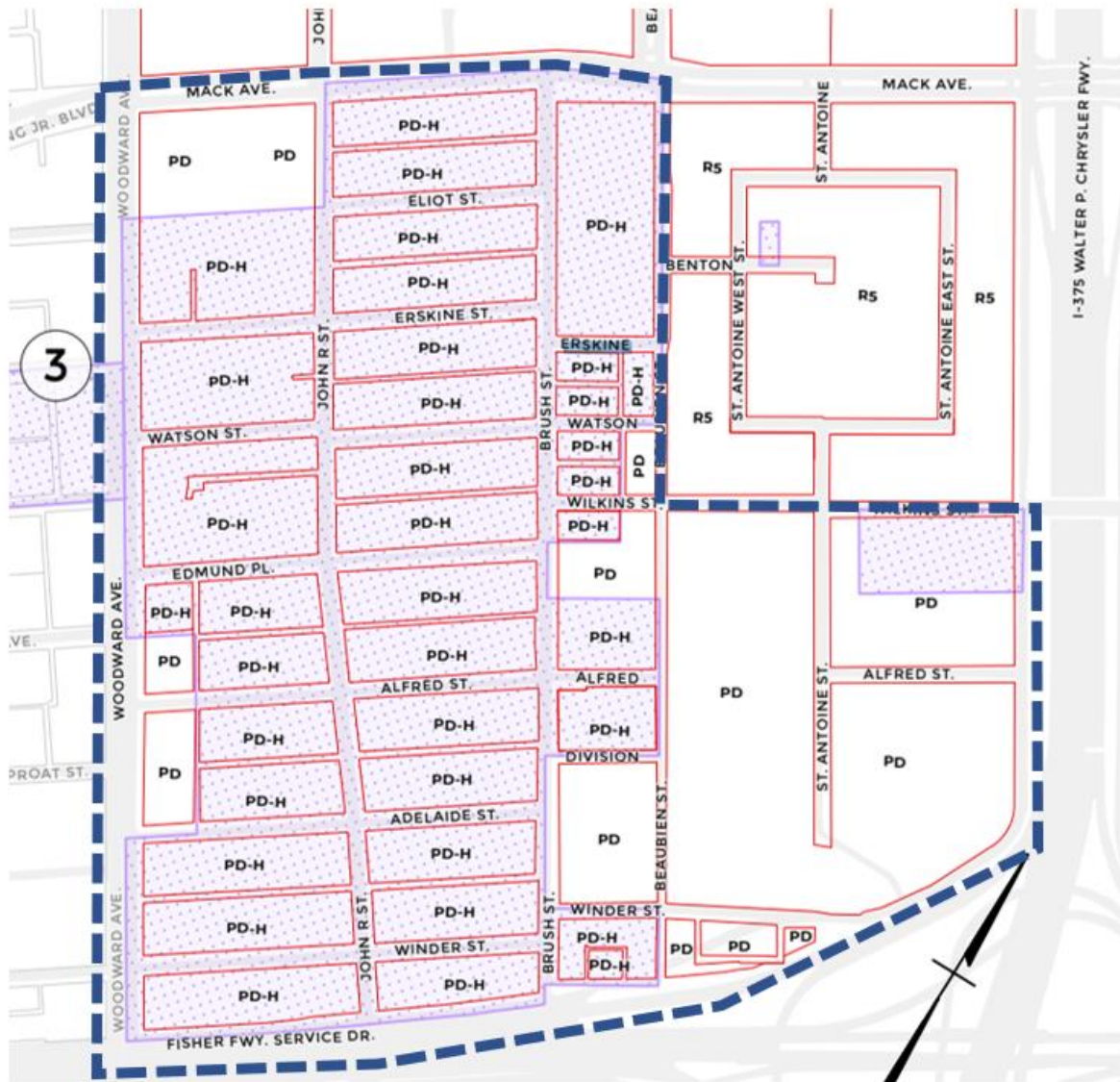
US: +12678310333,96355593579# or +13017158592,,96355593579#

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

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



General Form-Based Code Map Amendment Area Indicated by Dashed Boundary (excludes certain properties abutting Woodward)