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NOTICE OF PUBLIC HEARING

The Detroit City Planning Commission will hold a public hearing 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, NOVEMBER 17, 2022, AT 6:00 PM

to consider the request of IFF Development LLC to modify the plans for the existing PD (Planned Development) zoning classification at 17665 Joy Road located at the southeast corner of Joy Road and the Southfield Freeway service drive, at the Gardenview Estates development area. The request would modify the existing PD created by ordinance #15-10 of 2010 and amend Article XVII, Section 50-17-42, District Map No. 40, Chapter 50 of the 2019 Detroit City Code, Zoning. The subject property is indicated on the accompanying map.

The proposed PD modification would allow for the construction of the Joy-Southfield Early Childhood Education Center on the presently vacant land. The Center would include a new one-story building for an early childhood education facility with 9 classrooms serving approximately 100 children and families.

The existing zoning district is generally defined by the Zoning Ordinance as follows:

PD – PLANNED DEVELOPMENT DISTRICT

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.

The proposed PD modification is being considered by the City Planning Commission in accordance with the provisions of Article III, Division 4 of the Detroit Zoning Ordinance. A major PD modification requires the approval of the City Council after a public hearing and after receipt of a report and recommendation of the City Planning Commission.

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 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:

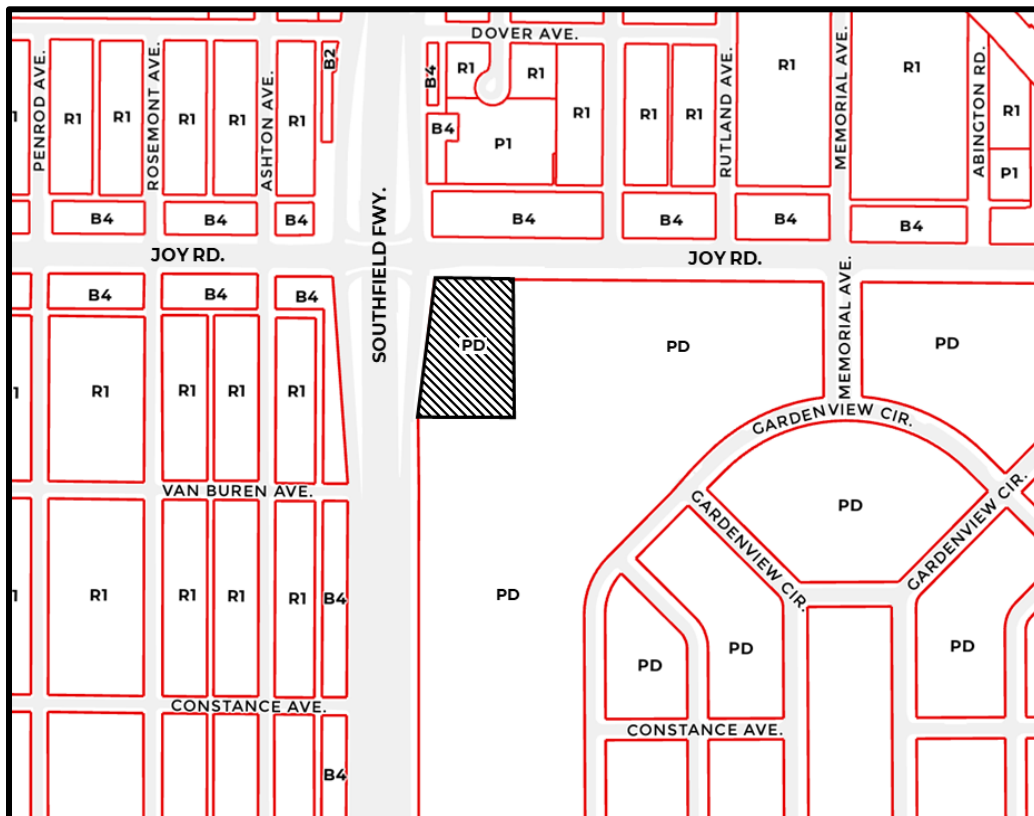
US: +12678310333,96355593579# or +13017158592,,96355593579#

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>



THE PROPOSED PD MODIFICATION IS HIGHLIGHTED ON THE ABOVE MAP