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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 may be subject to space limitations. To attend the meeting virtually, please use the link toward the end of this notice.

THURSDAY, JANUARY 19, 2023 AT 6:15 PM

The hearing is being held to consider the City Planning Commission's proposed rezoning of two locations found on District Map No. 44 of the 2019 Detroit City Code by amending Article XVII, Section 50-17-46 of the Detroit Zoning Ordinance:

Location 1

To show an R5 (Medium-Density Residential District) zoning classification where a PD (Planned Development District) zoning classification is currently shown for the square block bounded by Selden Avenue on the north, 18th Street on the east, Magnolia Avenue on the south, and Humboldt Avenue on the west (3700, 3748 Humboldt; 2637 Selden; 3705, 3715, 3721, 3727, 3785-18th).

The City Planning Commission is proposing the map amendment for Location 1 consistent with Sec. 50-3-98 of the 2019 Detroit City Code, which notes that the authorization for a Planned Development lapses upon abandonment of the project or three years from the effective date of approval of the PD where the development has not been completed. This PD became effective through Ordinance No. 16-10 on September 2, 2010. The proposed Salvation Army transitional housing development for which the PD was adopted was never undertaken at this location.

Location 2

To show a B4 (General Business District) zoning classification where an R3 (Low-Density Residential District) zoning classification is currently shown at 2640 Michigan Avenue—the only property on the north side of Michigan Avenue just to the west of 18th Street.

The City Planning Commission is proposing the map amendment for Location 2 to resolve confusion that arose at the time of the construction of the Jeffries and Fisher Freeway interchange which consumed numerous properties that had appeared on District Map No. 44. While properties to the north of the Fisher Freeway were rezoned to the R3 zoning district classification, the property known as 2640 Michigan to the south of the Fisher Freeway was omitted altogether from the zoning map that resulted from Ordinance No. 29-G, which went into effect on December 14, 1967. This property remained omitted from Map No. 44 until 2010 when the Salvation Army's PD rezoning (Ord. No.

16-10) went into effect and the 2640 Michigan property was restored to the zoning map but was mistakenly labeled as R3.

The locations of the two proposed rezonings are indicated as the shaded area on the accompanying map.

The pertinent zoning district classifications are described as follows:

Location 1

PD – PLANNED DEVELOPMENT DISTRICT

The PD 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.

R5 – Medium Density Residential District

The R5 Medium Density Residential 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.

Location 2

R3 – Low Density Residential District

The R3 Low Density Residential District is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single- and two-family dwellings, townhouses, multi-family dwellings, and community facilities necessary to serve a residential district.

B4 – General Business District

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

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 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=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>

