

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

Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Melanie Markowicz
Frederick E. Russell, Jr.
Rachel M. Udabe

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission in **classroom 230B of the MSU Detroit Center, 3408 Woodward Avenue, Detroit, MI 48201**, 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, MAY 18, 2023, AT 6:15 PM

The City Planning Commission will consider the request of NP Detroit Commerce Center, LLC and the Detroit City Planning Commission to amend Article XVII, Section 50-17-72, District Map No. 70 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a M2 (Restricted Industrial) zoning classification where a M3 (General Industrial), M4 (Intensive Industrial), R1 (Single-Family Residential), P1 (Open Parking), and zoning classifications are currently shown at 14250 Plymouth Road, generally bounded by Fullerton Street to the north, Hubbell Street to the west, Shirley Street to the east, and Plymouth Road to the south. The location of the proposed rezoning is indicated as the hatched area on the accompanying map.

The proposed map amendment includes downzoning portions of parcels from M3 (General Industrial) and M4 (Intensive Industrial) zoning classifications, to a M2 (Restricted Industrial) zoning classification, as well as downzoning a parcel from PD (Planned Development) to R1 (Single-family Residential). The M2 zoning classification is a less intensive use than the current M3 and M4 zoning classifications, and the R1 zoning classification is generally less intensive. Additionally, the proposed map amendment is being requested to permit the petitioners proposed light industrial/warehouse use. The current R1 (Single-Family Residential) and P1 (Open Parking) zoning classifications do not allow for commercial uses.

R1 – Single-Family Residential This district protects and preserves quiet, low-density residential areas now primarily developed and those areas which will be developed with single-family detached dwellings and characterized by a high ratio of home ownership. The regulations for this district are designed to stabilize and protect the essential characteristics of the district and to promote and encourage a suitable environment for activities associated with family life. To these ends, development is limited to a relatively low concentration and uses permitted by right are limited to single-family detached dwellings which provide homes for the residents of the area. Additional residential uses such as religious institutions, neighborhood centers, and utility uses necessary to serve the immediate area may be permitted on a conditional basis.

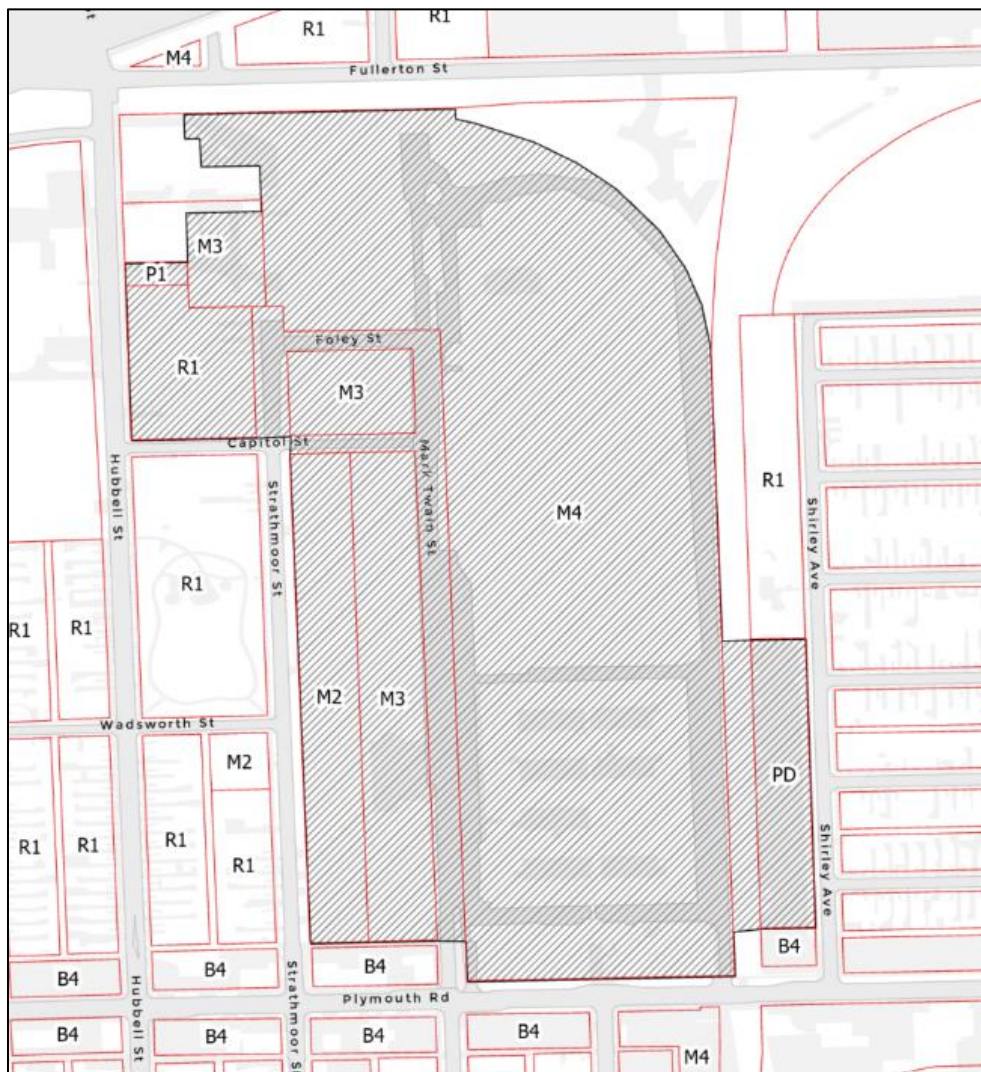
M2 – Restricted Industrial This district provides for a wide range of industrial and related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a buffer between residential districts and intensive industrial districts. New residential construction is excluded from this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are both to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

M3 – General Industrial This district is composed of property suitable for industrial development, but where the modes of operation of the industry may affect any nearby residential uses. The purpose of this district is to permit the normal operation of a majority of industries, subject only to those regulations needed

to control congestion and to protect nearby residential districts. No new residential construction is permitted in this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

M4 – Intensive Industrial This district permits uses which are usually objectionable and, therefore, the district is rarely, if ever, located adjacent to residential districts. A broad range of uses is permitted in this district. New residences are prohibited with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas of industrial development.

P1 – Open Parking This district is designed for off-street parking of private passenger vehicles on property which abuts, or is separated by an alley or easement from, a non-residential district. The regulations permit the establishment of parking facilities to serve the non-residential uses, and at the same time do not permit the non-residential uses themselves to extend into residential areas. The district assists in reducing traffic congestion caused by non-residential uses and protects abutting residential areas from the deleterious effects of adjacent vehicular parking areas.



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=TTloMzN5M3pmU1MjJlczN3UT09>

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