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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, SEPTEMBER 21, 2023, AT 5:15 PM**

The public hearing is to consider the request of MHT Housing and the Detroit City Planning Commission to amend Article XVII, Section 50-17-62, District Map No. 60 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a R3 (Low Density Residential) zoning classification where a R2 (Two-Family Residential) zoning classification is currently shown at 17132, 17139, 17180, 17198, 17204 Oak Drive, 17131, 17181, 17213 Birchcrest Drive, and 3856 West McNichols Road, generally bounded by Santa Maria Street to the north, Birchcrest Drive to the east, West McNichols Road to the south, and Quincy Street to the west. The location of the proposed rezoning is indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested in order to permit a multi-family development comprised of three buildings, two existing and one new construction. The existing R2 zoning classification does not allow for multi-family housing as a by-right or conditional use. The rezoning also includes the existing school and church buildings which will continue to function as they currently do presently.

#### **R2 – Two-Family Residential**

This district protects and enhances those areas developed or likely to develop with single- or two-family dwellings. The regulations for this district are designed to promote a suitable environment for homes and activities connected with family life. Uses permitted by right in this district are limited to single- and two-family dwellings. Additional uses are conditional.

#### **R3 – Low Density Residential**

This district promotes and encourages town and terrace house development, courts, and garden apartments. This district is intended to be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Uses permitted by right include, but are not limited to, single- and two-family dwellings, townhouses, multi-family dwellings, and community facilities necessary to serve a residential district.

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](mailto: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

Highlighted area is proposed to be rezoned from R2 to R3

