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# City of Detroit

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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, NOVEMBER 2, 2023, AT 5:15 PM

to consider the request of Henry Ford Health Systems and its affiliated companies as well as the City of Detroit Planning and Development Department as co-petitioner to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, *Zoning District Maps*, Section 50-17-8, *District Map 7* of the Detroit Zoning Ordinance to show a B5 (Major Business District) zoning classification where the R1 (Single-Family Residential District), R2 (Two-Family Residential District), R5 (Medium Density Residential), SD2 (Special Development District, Mixed-Use), B4 (General Business District), M4 (Intensive Industrial, District), PD (Planned Development District) zoning classifications are currently shown on the area generally bounded by West Grand Boulevard, Milwaukee Avenue (newly constructed), Sterling Avenue, Holden Street, and the John C. Lodge Freeway.

The proposed map amendment is being requested by the Henry Ford Health Systems to allow for the expansion of the hospital campus and the construction of new facilities. The request of the City of Detroit Planning and Development Department is specific to the parcels commonly known as 1115 West Milwaukee Avenue and 6480 Sterling Street, in order to bring them into conformance with the Master Plan of Policies and to unify the zoning classification of all properties within the rezoning footprint.

The existing and proposed zoning district classifications are described as follows:

#### **R1 SINGLE-FAMILY RESIDENTIAL DISTRICT**

The R1 Single-Family Residential District is designed to protect and preserve 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.

## **R2 TWO-FAMILY RESIDENTIAL DISTRICT**

The R2 Two-Family Residential District is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

## **R5 MEDIUM DENSITY RESIDENTIAL DISTRICT**

This 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.

## **SD2 SPECIAL DEVELOPMENT DISTRICT, MIXED-USE**

The SD2 Special Development District is designed to encourage a complementary mixture of more intensive pedestrian and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

## **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.

## **B5 MAJOR BUSINESS DISTRICT**

The B5 Major Business District is designed to provide adequate regulations within the Central Business District, the New Center Area, and may be successfully utilized in other regionally oriented shopping and office areas.

## **M4 INTENSIVE INDUSTRIAL DISTRICT**

The M4 Intensive Industrial District will permit 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 for industrial development.

## **PD PLANNED DEVELOPMENT DISTRICT**

The PD Planned Development District will permit planned developments throughout the City and will be particularly useful in district areas established in accordance with Section 74 of the Michigan Blighted Area Rehabilitation Act, being MCL 125.74, for urban renewal. Such planned developments shall be substantially in accordance 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, retail and local services, industrial, mixed use, parks and open space 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. Developers are advised to confer with the Planning and Development Department or the City Planning Commission to ensure compliance with this Code before investing large amounts of time and energy in preparing plans and proposals. The review and approval procedures for developments on land zoned PD are specified in Article III, Division 4, of this chapter.

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 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:

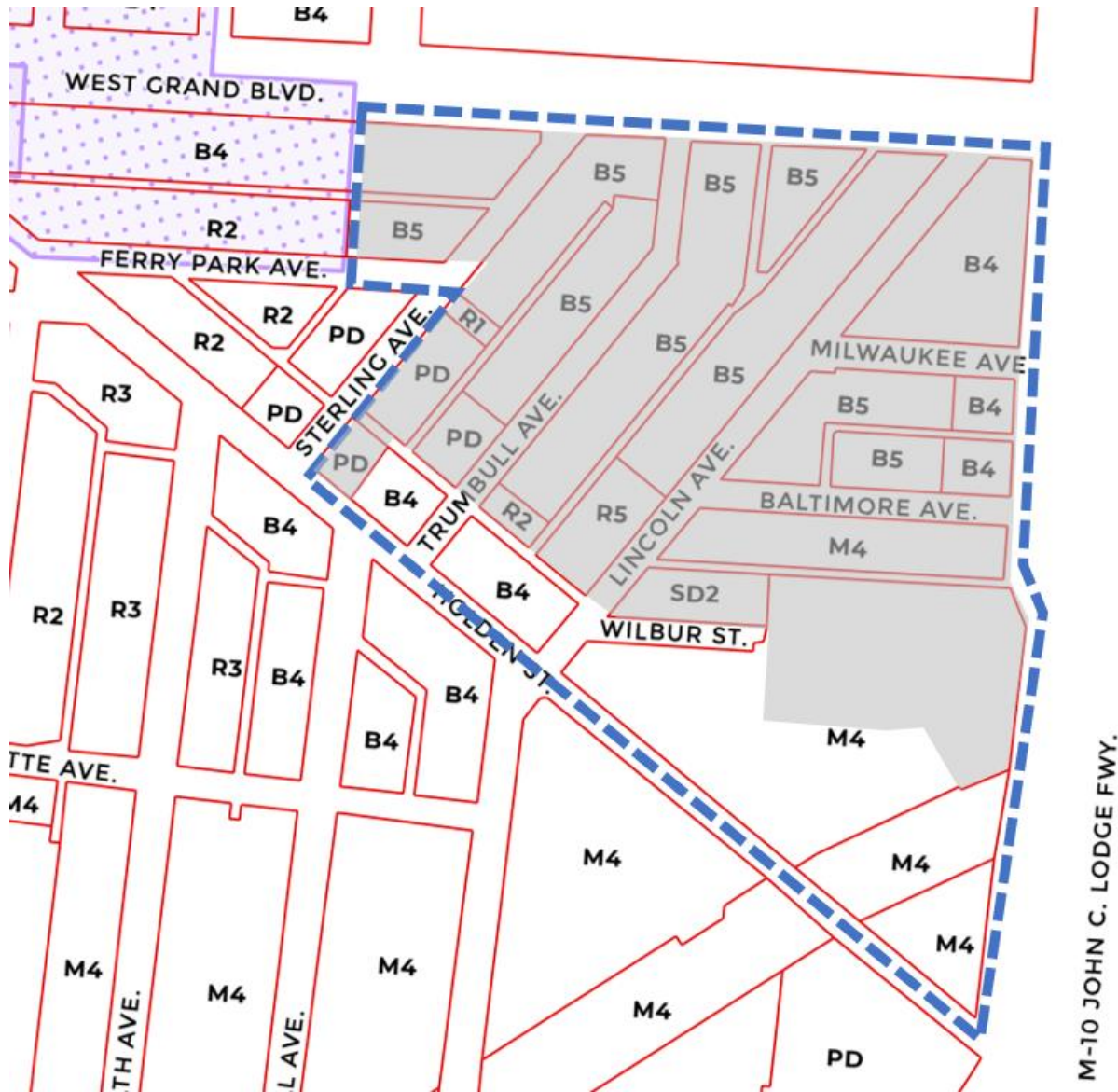
US: +12678310333,96355593579# or +13017158592,,96355593579#

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

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



**Proposed parcels to be rezoned are within the boundary on the map**