

# City of Detroit

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

**THURSDAY, DECEMBER 7, 2023, AT 5:15 PM**

The public hearing is to consider the request of Perfecting Church and City Planning Commission (CPC) as a co-petitioner to replace the existing PD (Planned Development) zoning classification at 19150 Woodward Avenue, the authorization for which has lapsed, with a new PD and site plan, and to show a PD zoning classification where a R2 (Two-Family Residential District) is currently shown on approximately 4.51 acres commonly known as 1001 Carmel Street. The lapsed PD at 19150 Woodward Avenue was created by Ordinance #40-04 of 2004; the proposed PD would amend Article XVII, Section 50-17-64, District Map No. 62, Chapter 50 of the 2019 Detroit City Code, *Zoning*. The 16-acre subject property is generally bounded by Carmel Street on the north, Bauman Avenue on the east, Larchwood Avenue on the south, and Woodward Avenue on the west. The accompanying map indicates parcels proposed by Perfecting Church to be rezoned from R2 to PD, parcels proposed by Perfecting Church for a replacement PD, and miscellaneous parcels proposed by CPC for replacement PD or for rezoning from R2 to PD.

The proposed PD would establish the “Perfecting Church Woodward Campus,” reflecting a reduced scope from the 2004 PD. The 168,000 square foot structure includes a 4,200-seat sanctuary with fellowship hall, chapel, administrative, and ancillary facilities. Surface parking would be provided for 720 vehicles.

The existing and proposed 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.

## **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.

The proposed PD is being considered by the City Planning Commission in accordance with the provisions of Article III, Divisions 3 and 4 of the Detroit Zoning Ordinance and 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](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:

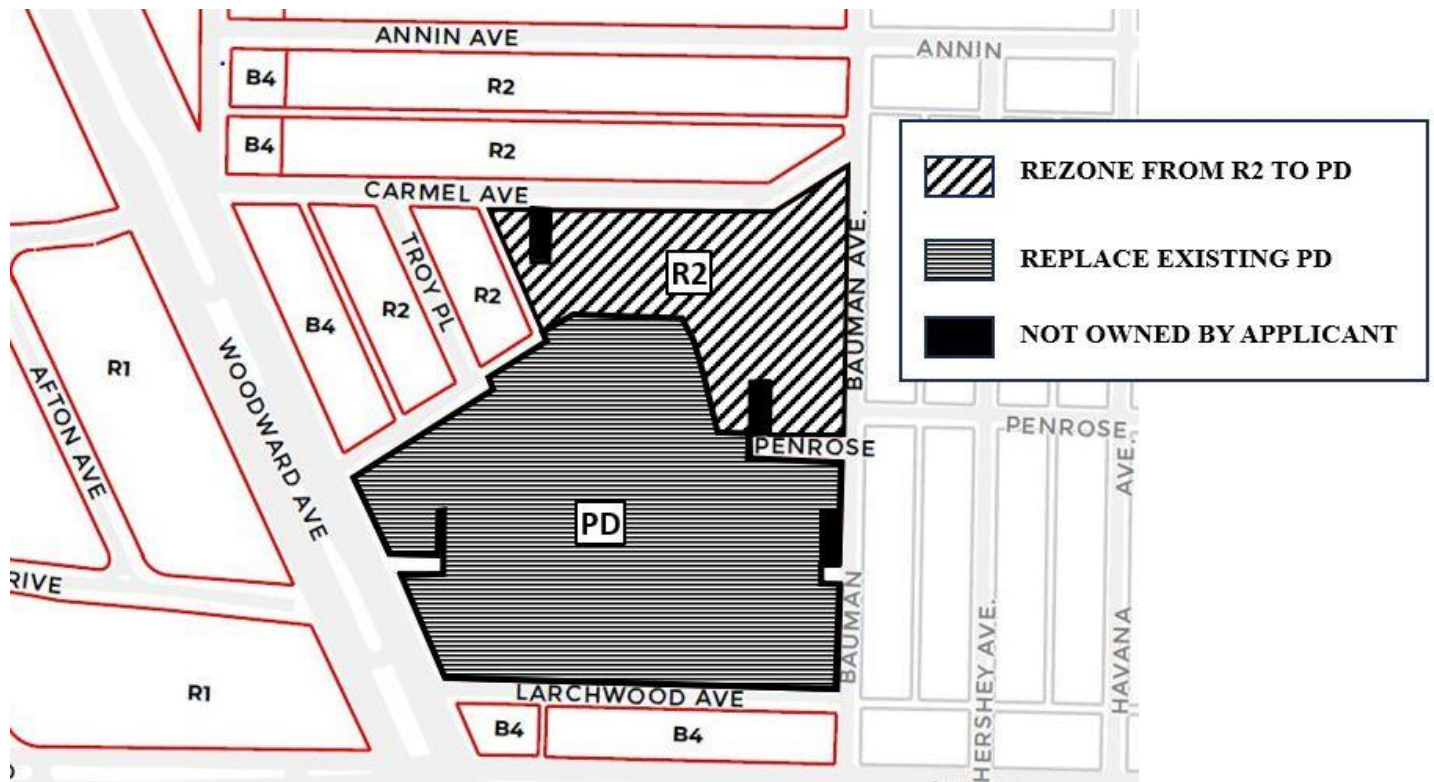
US: +12678310333,96355593579# or +13017158592,,96355593579#

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>



**THE PROPOSED REZONING AND PD MODIFICATION IS HIGHLIGHTED ON THE MAP**