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

### **THURSDAY, JANUARY 18, 2024 AT 5:15 PM**

to consider the request of the Parkstone Development Partners on behalf of Corktown Historic Developments, LLC to amend Article XVII, Section 50-17-44, District Map No. 42 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a PD (Planned Development) zoning classification where an R2 (Two-Family Residential) zoning classification is currently shown on four parcels commonly known as 2099, 2087, 2081, and 2075 Vermont Street generally located south of Michigan Avenue and west of Rosa Parks Boulevard. The location of the proposed rezoning is indicated as the shaded area on the accompanying map.

The proposed map amendment is to permit the development of a multiple-family residential building that would consist of five townhouse units and three stacked apartment units along the alley property line. The street side of the site contains three historic homes—a five-unit multiple-family dwelling and two single-family dwellings. The total development as proposed would include 15 units on a 0.37 acre site.

The development as proposed is not allowed by-right in any zoning district which is why a Planned Development is recommended. The existing and proposed zoning district classifications are described as follows:

#### **PD – Planned Development**

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.

## **R2 – Two-Family Residential**

This 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.

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 to the City Planning Commission via e-mail at [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov), for the record. Public comment/testimony may be given at the appropriate times during the meeting when called for. 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.

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

**Pursuant to the Michigan Open Meetings Act, as amended, and in response to the COVID-19 pandemic the Detroit City Planning Commission (CPC) will be meeting virtually using a videoconferencing platform.**

The CPC meeting may be viewed in the following manner.

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09>

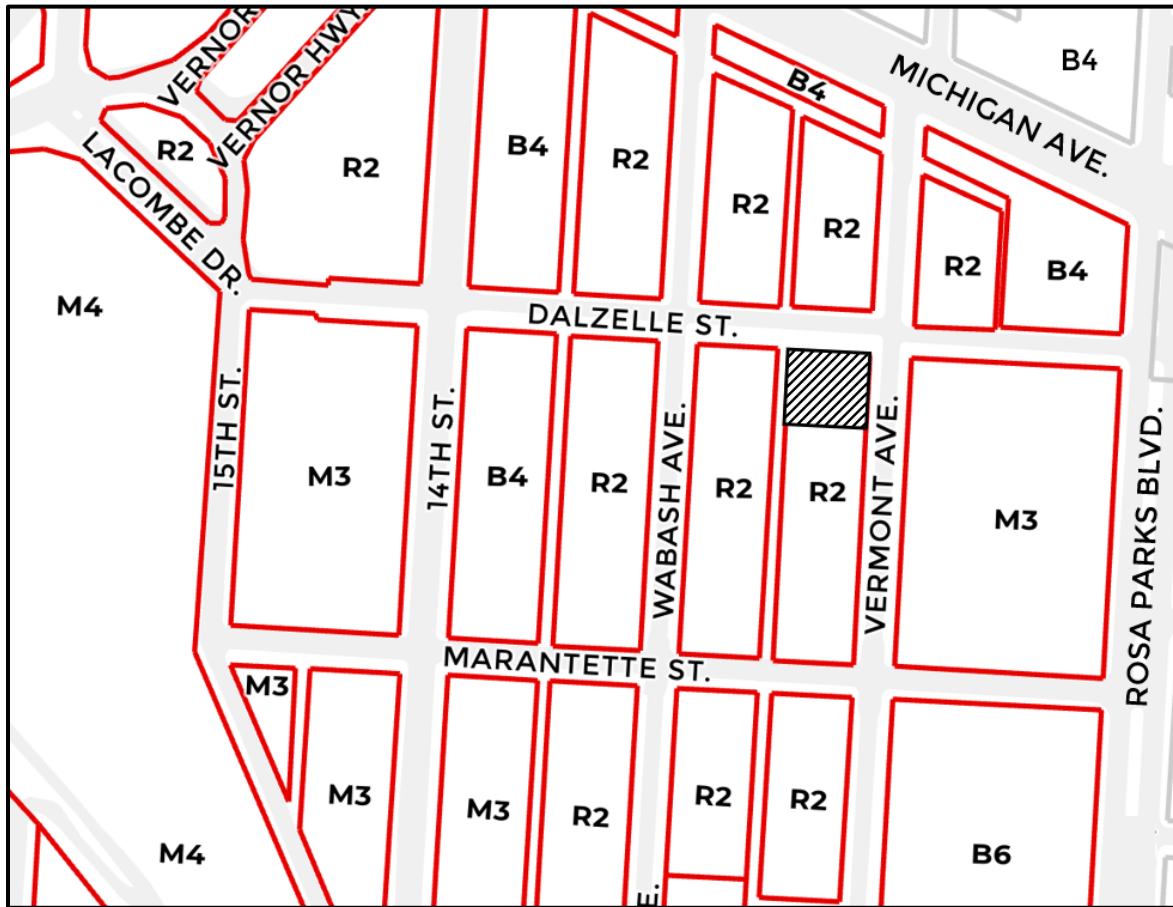
Or iPhone one-tap:

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



**The hatched area is proposed to be rezoned from  
R2 to PD**