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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. Both in-person and virtual attendance are options to participate. Pursuant to public health guidelines and limited room capacity, if anyone has cold, flu, COVID symptoms or other contagious condition, virtual attendance is strongly encouraged. To attend the meeting virtually, please use the link toward the end of this notice.

### **THURSDAY, MAY 16, 2024, AT 5:15 PM**

to consider the request of Credit Union ONE, a Michigan credit union, to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, Section 50-17-43, *District Map No. 41*, to show a B1 (Restricted Business District) zoning classification where a R2 (Two-Family Residential District) zoning classification is currently shown on land generally bounded by Eldred Street on the north, Junction Avenue on the east, Christiancy Street on the south, and the north/south alley parallel to and west of Junction Avenue on the west, more commonly known as 1503, 1509, 1517, 1521, and 1545 Junction Avenue. The proposed map amendment is being requested to allow the applicant to replace the existing credit union building with a new credit union building including a drive-through facility.

The pertinent zoning district classifications are described as follows:

#### **R2 – Two-Family Residential District- Current**

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.

#### **B1 – Restricted Business District - Proposed**

The B1 Restricted Business District is designed to provide an adequately controlled transition in land use from residential to business and commercial uses and is mapped accordingly. Permitted uses are limited to those which are desirable and can be fitted into such a transitional pattern of land use. Front, side, and rear setbacks are required of all permitted residential and commercial uses. To protect housing adjacent or across an alley, a lot line wall is required of non-residential uses where adjacent to, or across an alley from, residential property.

Zoning map amendments (rezonings) 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 map amendment request is being considered consistent with the provisions of Article III, Divisions 2, 3, and 4 of Chapter 50, *Zoning*, of the 2019 Detroit City Code.

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 address at the top of this letter, or e-mail to [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 and 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=TTloMzN5M3pmU1RKNXp1MjJlczN3U%20T09>

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>



**Hatched area above is proposed to be rezoned from R2 to B1**