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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 a 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, JUNE 6, 2024, AT 5:15 PM

to consider the request of James Pappas of Fusco, Shaffer, & Pappas Architects to modify the plans for the existing PD (Planned Development) zoning classification for the multi-block area generally bounded by Santa Maria Street to the north, the rear lot lines of parcels along Biltmore Street to the east, the rear alley along the north side of West McNichols Road to the south, and the rear alley of Lindsay Street to the east.

The request would amend Article XVII, Section 50-17-67, District Map No. 65 of the 2019 Detroit City Code, Chapter 50, Zoning by modifying the existing PD created by Ordinance No. 29-06, last amended by Ordinance No. 15-16. The location of the proposed rezoning is indicated as the shaded area on the accompanying map.

The proposed PD modification is being requested to allow for the development of 96 garden style apartments (Multiple-family dwellings) completed over two phases. The pertinent zoning district classification is described as follows:

PD – Planned Development District

This 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.

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. 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>



The area proposed for modification is shaded above