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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, or COVID symptoms, virtual attendance is strongly encouraged. To attend the meeting virtually, please use the link toward the end of this notice.

### **THURSDAY, JULY 25, 2024, AT 5:15 PM**

The public hearing is being held to consider the initiative of the Detroit City Planning Commission to amend the 2019 Detroit City Code, Chapter 50, *Zoning*, Article XVII, Section 50-17-69 and Section 50-17-70, as follows:

**Zoning District Map No. 67:** to rezone 5 parcels generally bounded by Glendale St. to the north, Memorial St. to the east, Fullerton St. to the south, and Southfield Fwy. to the west, from a M3 (General Industrial) zoning classification to a M2 (Restricted Industrial) zoning classification – 12600, 12610, 12620, 12630, and 12640 *Southfield* – and 23 parcels bounded by W. Davison St. to the north, Greenfield Rd. to the east, Fullerton St. to the south, and Mansfield St. to the west, from a M4 (Intensive Industrial) zoning classification to a M2 (Restricted Industrial) zoning classification – 15850, 15848, 15701, 15721, 15775, 15847 *Glendale*, 12850, 12848, 12620, 12640, 12660, 12700, 12710, 12720, 12730, 12750 *Mansfield*, 12843, 12727, 12625 *Greenfield*, and 15750, 15800, 15900, 16000 *Fullerton*.

**Zoning District Map No. 68:** to rezone 5 parcels, or portions of parcels, generally bounded by Tyler St. to the north, Whitcomb St. to the east, Fullerton St. to the south, and Greenfield Rd. to the west from a M4 (Intensive Industrial) zoning classification to a M2 (Restricted Industrial) zoning classification – 12874, 12700, 12680, 12600 *Greenfield* and 15200 *Fullerton*.

The locations of the subject properties is indicated as the shaded areas on the accompanying maps.

The proposed map amendment is being requested in order to bring the subject parcels into conformance with the City's Master Plan of Policies and to protect the health, welfare and safety of the surrounding community by reducing intensity of uses that are currently permitted.

The pertinent zoning district classifications are described as follows:

#### **M2 – Restricted Industrial**

This district provides for a wide range of industrial and related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a

buffer between residential districts and intensive industrial districts. New residential construction is excluded from this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are both to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

### **M3 – General Industrial**

This district is designed to permit the normal operation of a majority of industries, with regulations to control congestion and to protect nearby residential districts. The district is composed of property suitable for industrial development, but where the modes of operation of the industry may affect nearby residential uses. New residential construction is excluded from this district with the exception 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.

### **M4 – Intensive Industrial**

This district is designed to permit a broad range of uses, which are usually objectional. This district is rarely, if ever, located adjacent to residential districts. New residential construction is excluded from this district with the exception 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.

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 U.S. Mail at the above address or 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

**Below: Highlighted area is proposed to be rezoned from M3 to M2**



**Below: Highlighted area is proposed to be rezoned from M4 to M2**

