

City of Detroit

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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, SEPTEMBER 5, 2024, AT 6:00 PM

The public hearing is to consider the request of Friends of Merit, LLC to amend Article XVII, Section 50-17-58, District Map No. 56 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business) zoning classification where an R1 (Single-family Residential) zoning classification and a B2 (Local Business and Residential District) zoning classification are shown at 9715 Burnette Avenue and 10141 West Grand River Avenue, respectively. The subject properties are generally bounded by West Grand River Avenue to the north, Burnette Street to the east, I-96 Jeffries Freeway to the south, and Prairie Street to the west. The proposed rezoning is indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested to permit the current vacant lots to be utilized as an indoor commercial recreation facility, outdoor recreational facility, and parking area known as *Merit Park*. The existing B2 and R1 zoning classifications do not allow for larger scale recreational facilities with spectator seating.

R1 – Single Family Residential District

This district protects and preserves quiet, low-density residential areas now primarily developed and those areas which will be developed with single-family detached dwellings and characterized by a high ratio of home ownership. The regulations for this district are designed to stabilize and protect the essential characteristics of the district and to promote and encourage a suitable environment for activities associated with family life. To these ends, development is limited to a relatively low concentration and uses permitted by right are limited to single-family detached dwellings which provide homes for the residents of the area. Additional residential uses such as religious institutions, neighborhood centers, and utility uses necessary to serve the immediate area may be permitted on a conditional basis.

B2 – Local Business and Residential District

This district is designed to provide day-to-day consumer goods and services required to serve a small residential area. High-traffic generating, and traffic-oriented uses are restricted because of their obvious undesirable influence on adjacent residential areas.

B4- General Business District

This district supports business and commercial uses that are oriented toward thoroughfares. In addition to these uses, other businesses that may benefit from attracting clientele from passing traffic are also permitted. Certain additional uses that can be successfully integrated with the permitted by-right uses are allowed as conditional uses.

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. 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



Highlighted area is proposed to be rezoned from B2 and R1 to B4