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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, MAY 1, 2025, AT 5:15 PM

The public hearing is being held to consider the request of Parkstone Development Partners, on behalf of Watch Detroit, in conjunction with an initiative of the Detroit City Planning Commission to amend the 2019 Detroit City Code, Chapter 50, *Zoning*, Article XVII, Sections 50-17-14 and Section 50-17-15, as follows:

Zoning District Map No. 14: to rezone parcels generally bounded by the Edsel Ford Freeway (I-94) to the north, Dubois St. to the east, Medbury St. to the south, and St. Aubin St. to the west, including 16 parcels from a R2 (Two-Family Residential) zoning classification to a SD1 (Special Development, Small-Scale, Mixed-Use) zoning classification, specifically 5945, 5941, 5933, 5929, 5923, 5917, 5911, 5903 *Dubois*, 2222 *E Edsel Ford*, 6190, 5932, 5926, 5922, 5916, 5910 and 5900 *Saint Aubin*, and 6 parcels from a R3 (Low Density Residential) zoning classification to a SD1 (Special Development, Small-Scale, Mixed-Use) zoning classification, specifically 2125, 2131, 2139, 2143, 2151, 2155 *Medbury*.

Zoning District Map No. 13: to rezone 34 parcels generally bounded by Medbury St. to the north, Dubois St. to the east, Hendrie St. to the south, and St. Aubin St. to the west from a R3 (Low-Density Residential) zoning classification to a SD1 (Special Development, Small-Scale, Mixed-Use) zoning classification, specifically 5870, 5864, 5858, 5852, 5848, 5840, 5834, 5828, 5822, 5818, 5810, 5800 *Saint Aubin*, 2126, 2130, 2138, 2144, 2150, 2156 *Medbury*, 2123, 2131, 2137, 2143, 2149, 2155 *Hendrie*, 5867, 5861, 5855, 5851, 5847, 5841, 5833, 5827, 5819, and 5805 *Dubois*.

The proposed map amendment is being requested in order to permit mixed-use commercial development including community and multi-purpose space, offices, art gallery, bookstore and café serving alcoholic beverages for onsite consumption. The existing R3 zoning classification does not allow for commercial uses on a by-right or conditional basis. Additionally, the proposed map amendment is requested to encourage a complementary mixture of small-scale uses that are compatible with the area's current neighborhood characteristics.

R2 – Two-Family Residential

This district is designed to protect and enhance areas developed or likely to be developed with single- or two-family dwelling units. This district promotes a suitable environment for homes and for activities with family life.

R3 – Low Density Residential

This district promotes and encourages town and terrace housing development, courts, and apartments. This district is intended to be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Uses permitted by right include, but are not limited to, the aforementioned residential uses, as well as community facilities necessary to serve a residential district.

SD1 – Special Development District, Small-Scale, Mixed-Use

This district is designed to encourage a complementary mixture of small-scale pedestrian and transit-oriented uses that are compatible in a neighborhood setting. It is intended to ensure a neighborhood character and place a proper balance of activities within walking distance while serving the day-to-day needs of residents. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation. Some establishments that serve alcohol for onsite consumption are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

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: +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

