

# 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, APRIL 17, 2025, AT 5:15 PM**

The public hearing is to consider the request of the Detroit Regional Convention Facility Authority to amend Article XVII, Section 50-17-2, District Map No. 1 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a PC (Public Center District) zoning classification where a B5 (Major Business District) zoning classification is shown at 560 and 580 Civic Center Drive. The subject properties are generally bounded by the John C. Lodge Freeway (M-10) to the north, Third Street to the west, Civic Center Drive to the south, and Washington Boulevard to the east. The proposed rezoning is indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested to unify the zoning of the convention center, permit an addition to the convention center to facilitate a skywalk to the new hotel currently being constructed to the west. The existing B5 zoning classification does not allow “convention or exhibit buildings”, but the proposed PC zoning classification allows the use by-right.

#### **B5 – Major Business District** (existing zoning classification)

This district is designed to provide adequate regulations within the Central Business District, the New Center Area, and may be successfully utilized in other regionally oriented shopping and office areas.

#### **PC – Public Center District** (proposed zoning classification)

This district includes areas used or to be used for governmental, recreational, and cultural purposes of particular or special civic importance. All construction or other improvement within this district requires that the Planning and Development Department and the City Planning Commission review and make recommendation to City Council, so as to ensure a completely harmonious, pleasing, and functional public center.

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>

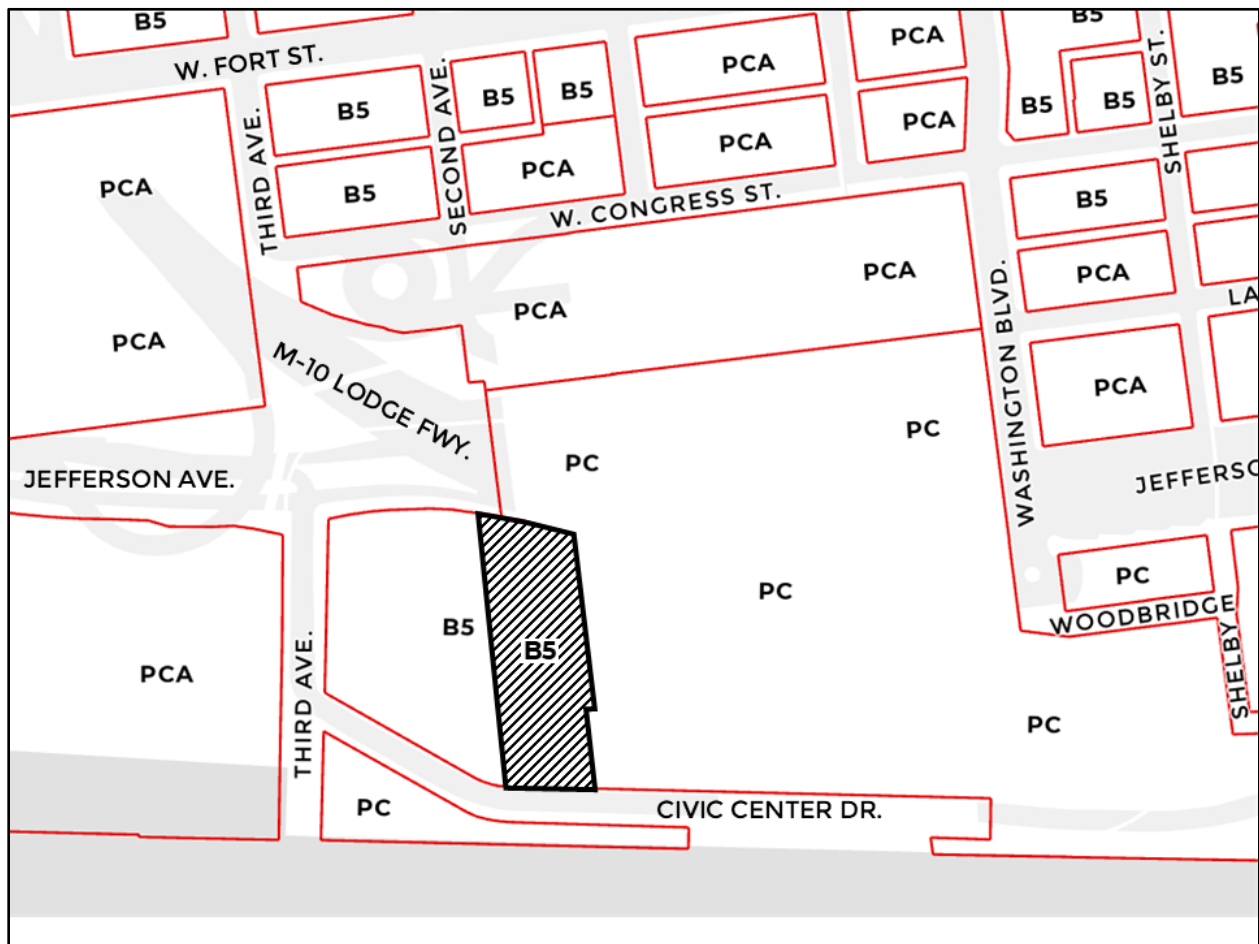
*Or iPhone one-tap:*

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



**Highlighted area is proposed to be rezoned from B5 to PC**