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**City Planning Commission Meeting**  
**May 1, 2025**  
**5:00 PM**

**Committee of the Whole Room and Online**  
**13th Floor – Coleman A. Young Municipal Center**  
**2 Woodward Ave. (at E. Jefferson Ave.)**  
**(use Randolph Street entrance after 5:30 PM)**

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09>

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8782 or +1 346 248 7799*

*Meeting ID: 963 5559 3579*

**AGENDA**

**I. Opening**

- A.** Call to Order – 5:00 PM
- B.** Roll Call
- C.** Amendments to and approval of agenda

**II. Meeting minutes**

Meeting minutes of January 16, 2025.

**III. Public Hearings, Discussions and Presentations**

- A. 5:15 PM PUBLIC HEARING** – to consider the request of Parkstone Development, on behalf of Watch Detroit, in conjunction with an initiative by the Detroit City Planning Commission to rezone the properties at 5945, 5941, 5933, 5929, 5923, 5917, 5911, 5903 Dubois, 2222 E Edsel Ford, 6190, 5932, 5926, 5922, 5916, 5910 and 5900 Saint Aubin from an R2 (Two-Family Residential) zoning classification to an SD1 (Special Development, Small-Scale, Mixed-Use) zoning classification, and the property at 5867, 5861, 5855, 5851, 5847, 5841, 5833, 5827, 5819, 5805 Dubois, 2123, 2131, 2137, 2143, 2149, 2155 Hendrie, 2125, 2126, 2130, 2131, 2138, 2139, 2143, 2144, 2151, 2155, 2156 Medbury, 5870, 5864, 5858, 5852, 5848, 5840, 5834, 5828, 5822, 5818, 5810, and 5800 Saint Aubin from an R3 (Low Density Residential) zoning classification to an SD1 (Special Development, Small-Scale, Mixed-Use) zoning classification. (TS) **45 min**

- B. 6:00 PM PUBLIC HEARING** – to consider the request of Patrick Lynch to amend Article XVII, Section 50-17-9, District Map No. 8 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where the R3 (Low Density Residential District) zoning classification exists at the property commonly known as 656 and 662 Melbourne Street, generally bounded by Melbourne Street, Oakland Avenue, Mt. Vernon Street and Kingsley Street. **(KJ)** 45 min

**IV. Public Comment**

**V. Unfinished Business** (May be taken up earlier in the meeting as opportunity presents)

- A.** Consideration of the City Planning Commission’s initiative to amend Article XVII, Section 50-17-73, District Map No. 71 of the 2019 Detroit City Code, Chapter 50, Zoning, to change the PD (Planned Development District) zoning classification as currently shown at eleven locations to either an R1 (Single-Family Residential District) or an R2 (Two-Family Residential District) or an R3 (Low-Density Residential District) or an R5 (Medium-Density Residential District) zoning classification. **(RB)** **(RECOMMEND APPROVAL)** 20 min
- B.** Consideration of the request of Rock Economic Development Group to amend Article XVII, Section 50-17-3, District Map No. 2 of the 2019 Detroit City Code, Chapter 50, Zoning, for a PD (Planned Development) modification to modify the terms and conditions of the PD zoning classification established by Ord. 42-95 at the property commonly known as 1326 St. Antoine, generally bounded by St. Antoine, Clinton Avenue, I-375 Freeway and Macomb Street. **(KJ)** **(RECOMMEND APPROVAL)** 20 min

**VI. New Business**

- A.** Consideration of the request of Holcomb Development on behalf of the 6465 Sterling LLC for a PD (Planned Development) extension for a residential rehabilitation of property at 6465 Sterling St. **(CG, RB)** **(RECOMMEND APPROVAL)** 20 min

**VII. Committee Reports**

**VIII. Staff Report**

**IX. Member Reports**

**X. Communications**

**XI. Adjournment** (anticipated by 9:00 PM)

**NOTE:** With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the **Civil Rights, Inclusion and Opportunity Department** at (313) 224-4950, through the TTY number 711, or email [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.