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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 found toward the end of this notice.

THURSDAY, SEPTEMBER 4, 2025 AT 5:15 PM

The public hearing is being held to consider the request of T. Van Fox (on behalf of MHT Housing) and Tyler Hardy (on behalf of the Detroit Housing Commission) to modify the plans for the existing PD (Planned Development) zoning classification at 8045 and 8255 Rutland St, located on a portion of the former Herman Gardens Housing Complex now known as Garden View Estates, which is generally bounded by Joy Road to the north, Asbury Park to the east, Tireman Avenue to the south, and Southfield Freeway (M-39) to the west. The request would modify the existing PD created by ordinance # 15-10 of 2010 and amend Article XVII, Section 50-17-42, District Map No. 40, Chapter 50, Zoning, of the 2019 Detroit City Code. The subject property is indicated on the accompanying map.

The proposed PD modification is being requested to allow for the construction of new multi-family residential structures, to include 120 townhomes and a 53-unit apartment building.

The existing zoning district is generally defined by the Zoning Ordinance as follows:

PD – PLANNED DEVELOPMENT DISTRICT

This district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are Residential, Public/Civic/Institutional, Retail/Service/Commercial, Manufacturing and Industrial, and Other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation.

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.

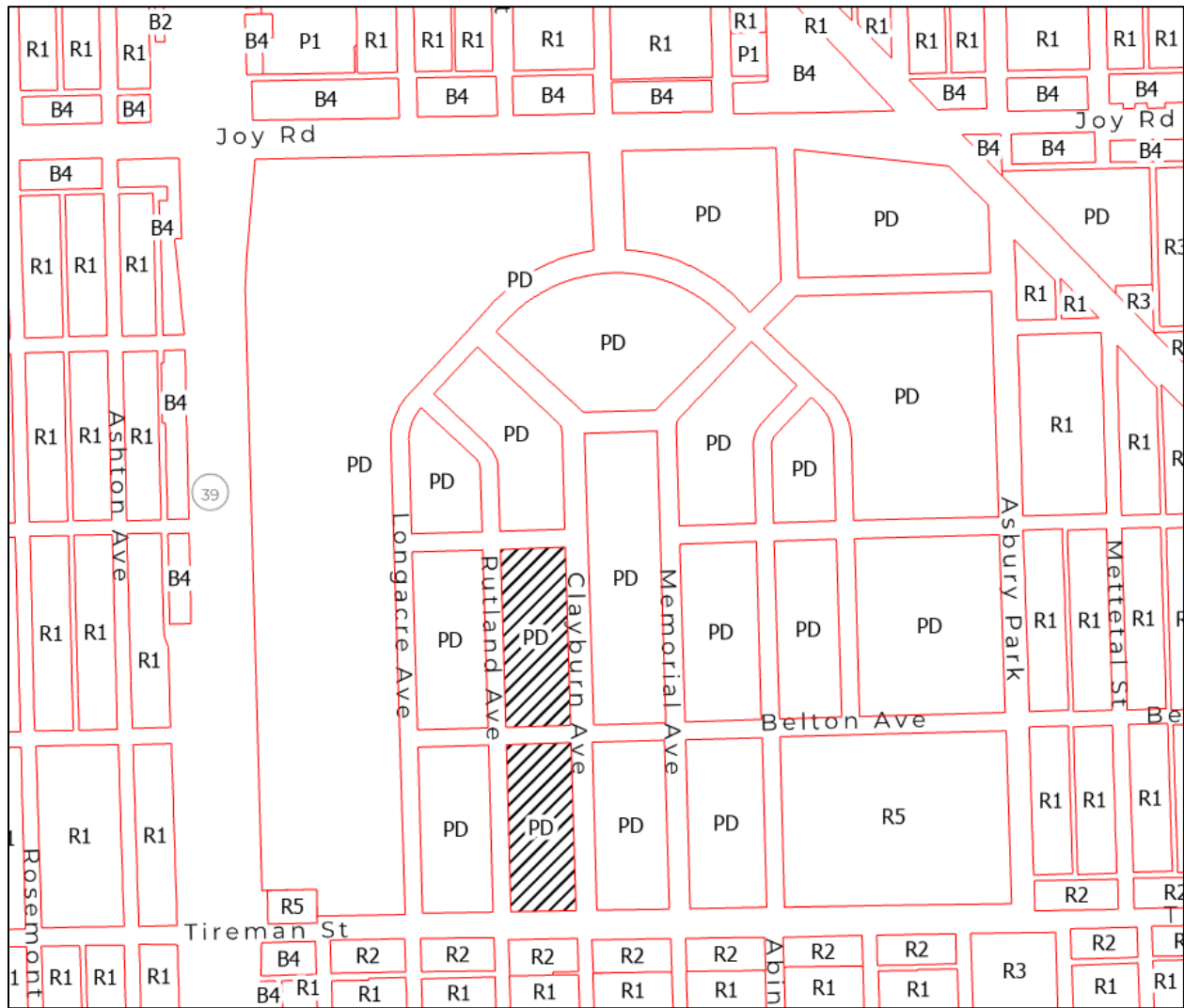
All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies, for the record, to the City Planning Commission via U.S. Mail at the above address or e-mail at cpc@detroitmi.gov. Public comment/testimony may be 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



PD Modification is proposed for the hatched area