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# City of Detroit

**CITY PLANNING COMMISSION**  
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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, OCTOBER 2, 2025, AT 5:15PM**

The hearing is to consider the request of Bradley DeVries on behalf of Daniel A. Washington and NW Goldberg Cares in conjunction with the Detroit City Planning Commission as co-petitioner to amend Article XVII, Section 50-17-48, District Map No. 46 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an R3 (Low Density Residential) zoning classification where an R2 (Two-Family Residential) zoning classification is shown at 6106 15<sup>th</sup> Street, 6116 15<sup>th</sup> Street, 6122 15<sup>th</sup> Street, 6128 15<sup>th</sup> Street, 6134 15<sup>th</sup> Street, 6140 15<sup>th</sup> Street, and 6146 15<sup>th</sup> Street. The subject properties are generally bound by an alley to the east, residential homes to the north, 15<sup>th</sup> Street to the west, and Marquette Street to the south. The proposed rezoning is indicated as the shaded area on the accompanying map.

The proposed map amendment is requested to allow NW Goldberg Cares to pursue the development of a neighborhood center, non-profit to accommodate the non-profit's current early childhood literacy program year-round. The current R2 zoning classification does not support this type of use.

### **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 is designed to promote and encourage multi-family dwellings such as terrace house developments and garden apartments. This district is primarily used on local thoroughfares to encourage a suitable environment for family life. Uses permitted include two-family dwellings, multi-family dwellings, and community facilities necessary to serve a residential district.

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 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>

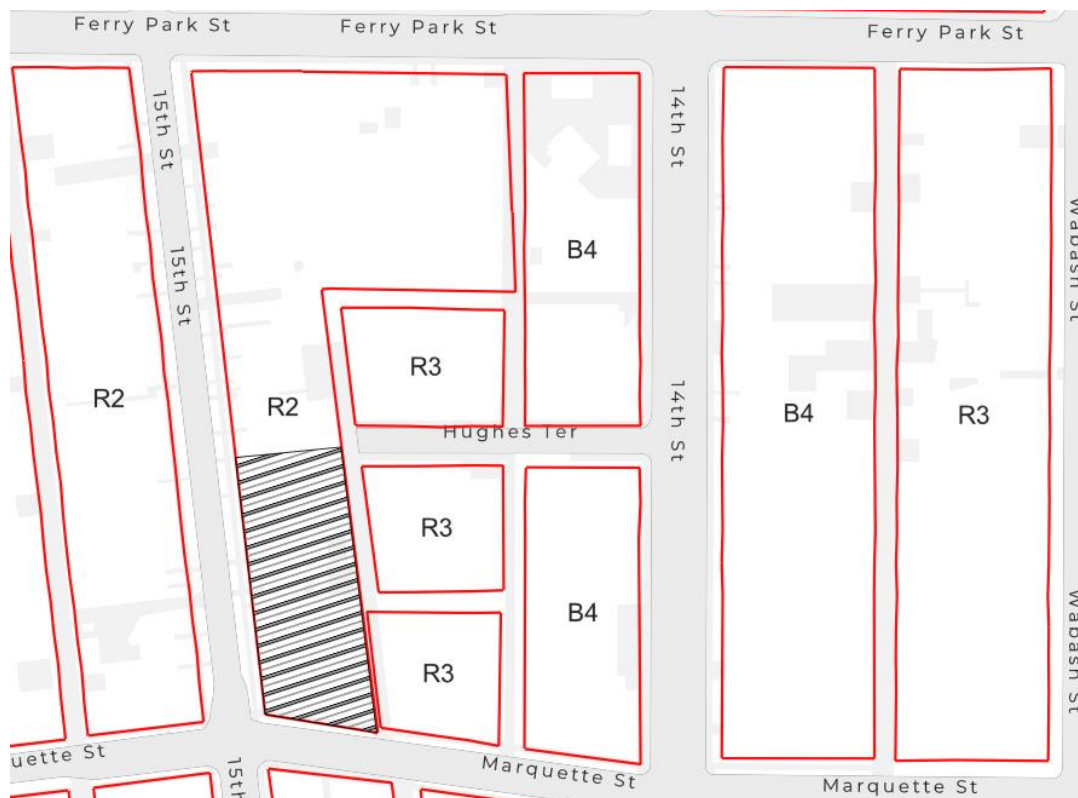
*Or iPhone one-tap:*

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 R2 to R3**