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City Planning Commission Meeting
July 11, 2024
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>

Or iPhone one-tap :

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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 of March 21, 2024

III. Public Hearings, Discussions and Presentations

- A. **5:15 PM PUBLIC HEARING** – the request of Giffels Webster on behalf of Hitsville USA to amend Chapter 50 of the 2019 Detroit City Code, Zoning by amending Article XVII, *Zoning District Maps*, Section 50-17-8, *District Map 7* of the Detroit Zoning Ordinance to show an SD2 (Special Development District, Mixed Use), where a B4 (General Business District) and R2 (Two-Family Residential District) zoning classification is currently shown on the area generally bounded by West Grand Boulevard, Milwaukee Avenue, Ferry Park Street, and Holden Street and more specifically known as 1498, 1506, 1510, 1516, 1524, 1528, 1534, 1540, 1546, and 1556 Ferry Park and also 2648, 2650 and 2658 West Grand Boulevard. **(KJ)** **60 min**
- B. **6:15 PM PRESENTATION** – the request of MHT Housing and the Detroit City Planning Commission to amend District Map No. 60 of the 2019 Detroit City Code, Chapter 50, *Zoning*, to show a R3 (Low-Density Residential) zoning district where a R2 (Two-Family Residential) zoning district is currently shown for nine parcels commonly known as 17139, 17204, 17198,

17180, 17132 Oak Drive, 3856 West McNichols Road, 17213, 17181, and 17131 Birchcrest, generally bounded by Santa Maria Street to the north, Birchcrest Drive to the east, West McNichols Road to the south, and Quincy Street to the west. consider east. (TM) (PROJECT UPDATE, ACTION PREVIOUSLY TAKEN) 30 min

- C. 7:00 PM PRESENTATION – Master Plan of Policies Update, status report east. (PDD, Dara O’Byrne, Deputy Director and Julie Connochie, KJ) 45 min

IV. Public Comment

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

- A. The Request of Ibrahim Bazzi to amend Article XVII, Section 50-17-41, District Map No. 39 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where P1 (Open Parking District) and B2 (Local Business and Residential District) zoning classifications are currently shown on one parcel commonly known as 6181 Cadieux Rd. an generally bounded by Harper Ave. to the north, Cadieux Rd. to the east, Berden St. to the south, and Harvard Rd. to the west. (MT) (RECOMMEND APPROVAL) 20 min

VI. New Business

VII. Committee Reports

VIII. Staff Report

IX. Member Report

X. Communications

XI. Adjournment (anticipated by 8:30 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 to schedule these services.