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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, JANUARY 15, 2026, AT 5:15PM

The hearing is to consider the request of the Detroit Land Bank Authority in conjunction with the Detroit City Planning Commission as co-petitioner to amend Article XVII, Section 50-17-4, District Map No. 3 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an R3 (Low Density Residential) zoning classification where a PD (Planned Development) zoning classification is shown at 3604 Rosa Parks Boulevard, 3601 Cochrane, 3617 Cochrane, 3623 Cochrane, 3631 Cochrane, and 3639 Cochrane and to show an SD2 (Special Development District, Mixed-Use) zoning classification where a PD (Planned Development) zoning classification is shown at 3761 W. Grand River Avenue. The subject properties for the proposed R3 zoning classification are generally bound by Cochrane Street to the east, Magnolia Street to the north, Rosa Parks Boulevard to the west, and Brainard Street to the south. The subject property for the proposed SD2 zoning classification is generally located at the intersection of W. Grand River and Magnolia Street. The proposed rezoning is indicated as the shaded area on the accompanying map. The proposed map amendment is being requested to allow the Detroit Land Bank Authority to pursue small-scale, pedestrian and transit-oriented mixed-use development that is compatible with the surrounding neighborhood. In addition, the amendment would permit a residential home to exist without the restrictions of the current PD. The current PD zoning classification does not permit these types of uses.

PD – Planned Development

This district allows planned developments citywide and is especially useful in urban renewal areas. PDs must align with the Master Plan's goals and with the general land-use category designated for the area (e.g., Residential, Public/Civic/Institutional, Commercial, Industrial, or Other). They should create a desirable environment compatible with surrounding uses. District regulations provide flexibility in development while maintaining safeguards for public health, safety, convenience, welfare, and, when applicable, historic preservation.

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.

SD2– Special Development District, Mixed-Use

This district promotes a mix of more intensive, pedestrian- and transit-oriented uses suited to neighborhood centers and major or secondary thoroughfares. Parking requirements are reduced in some cases to support transit and non-motorized travel, with shared and district parking encouraged. Certain on-premise alcohol-serving establishments are allowed without spacing requirements to help draw additional pedestrian activity.

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:

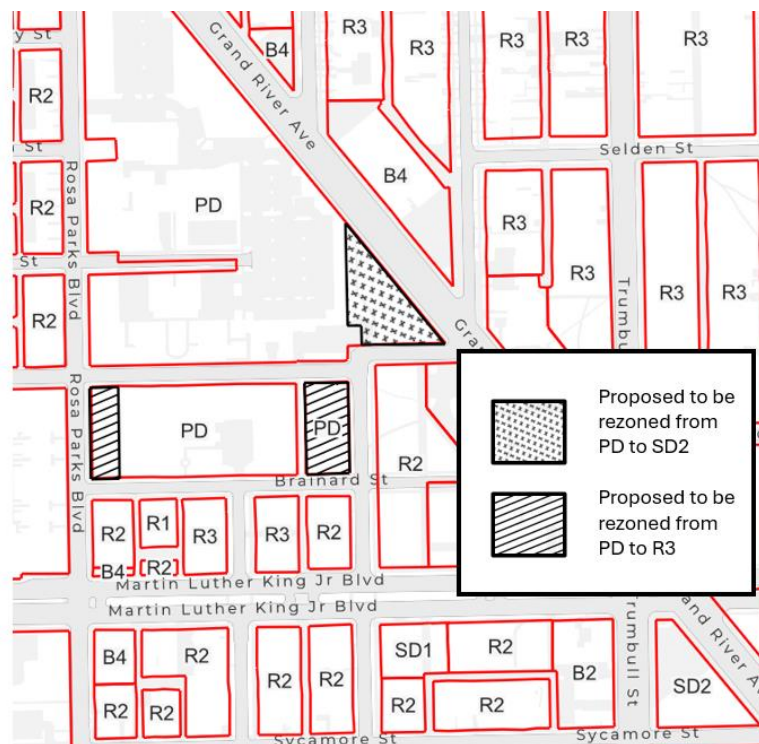
Online:

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

Or iPhone one-tap: 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 PD to R3 or SD2