

City of Detroit

Donovan Smith, AICP
Chairperson

Rachel M. Udabe
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

Christopher Gulock, AICP
Deputy Director

CITY PLANNING COMMISSION

208 Coleman A. Young Municipal Center
Detroit, Michigan 48226

Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Adrian-Keith Bennett
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Frederick E. Russell, Jr.

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, MARCH 5, 2026, AT 5:15PM

The hearing is to consider the request of Junction McGraw LLC to amend Article XVII, Section 50-17-47, District Map No. 45 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an M2 (Restricted Industrial) zoning classification where R2 (Two-Family Residential) and B4 (General Business) zoning classifications are shown and to also show a B4 (General Business District) zoning classification where an R2 (Two-Family Residential) zoning classification is shown.

The subject properties for the proposed rezoning to the M2 zoning classification are generally bounded by McGraw Avenue, 31st Street, Edsel Ford Freeway and the western line of 35th street and the vacated portion of 35th Street between McGraw Avenue and Edsel Ford Freeway. The subject properties for the proposed rezoning to the B4 zoning classification are generally bounded by the east/west alley south of West Warren Avenue, 30th Street, Edsel Ford Freeway and 31st Street.

The proposed rezoning is indicated as the shaded area on the accompanying map. The proposed map amendment is being requested to allow Junction McGraw LLC to pursue the building of a light industrial development. In addition, the amendment would allow for the future marketing of commercial properties to encourage new business development. The current R2 zoning classification does not permit these types of uses.

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.

B4 -- General Business District

This district supports business and commercial uses that are oriented toward thoroughfares. In addition to these uses, other businesses that may benefit from attracting clientele from passing traffic are also permitted. Certain additional uses that can be successfully integrated with the permitted by right uses are allowed as conditional uses.

M2 – Restricted Industrial District

This district is designed for a wide range of industrial and related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a buffer between residential districts and intensive industrial districts. New residential construction is excluded from this district except for loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses.

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 R2 or B4 to M2 or B4