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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, MI, 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 virtually, please use the link toward the end of this notice.

THURSDAY, MARCH 19, 2026, 6:00 PM

The public hearing is being held to consider the request of DABCO, INC. (represented by property owner Thamer Dabish) to amend Article XVII, Section 50-17-61, District Map No. 59 of the 2019 Detroit City Code, Chapter 50, *Zoning*, to show a B4 (General Business District) zoning classification where a B2 (Local Business and Residential District) zoning classification is currently shown for a portion of the l-shaped property at 15321 Wyoming Street, generally located at the northwest corner of Wyoming and Fenkell Streets . The area proposed for rezoning is indicated on the map below.

The proposed map amendment is being requested to facilitate the redevelopment of the site with a motor vehicle filling station, neighborhood grocery store, and fresh food market. The property is currently zoned B4 along Wyoming and B2 along Fenkell; the existing B2 zoning does not allow for this combination of uses, specifically motor vehicle filling stations. The proposed map amendment would also create a uniformly zoned parcel.

B2 – Local Business and Residential

This district provides for the day-to-day consumer goods and services required to serve a small residential area. High-traffic generating and traffic-oriented uses are restricted in this district.

B4 – General Business

This district provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional in this 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. 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

Hatched area proposed to be rezoned from B2 to B4

