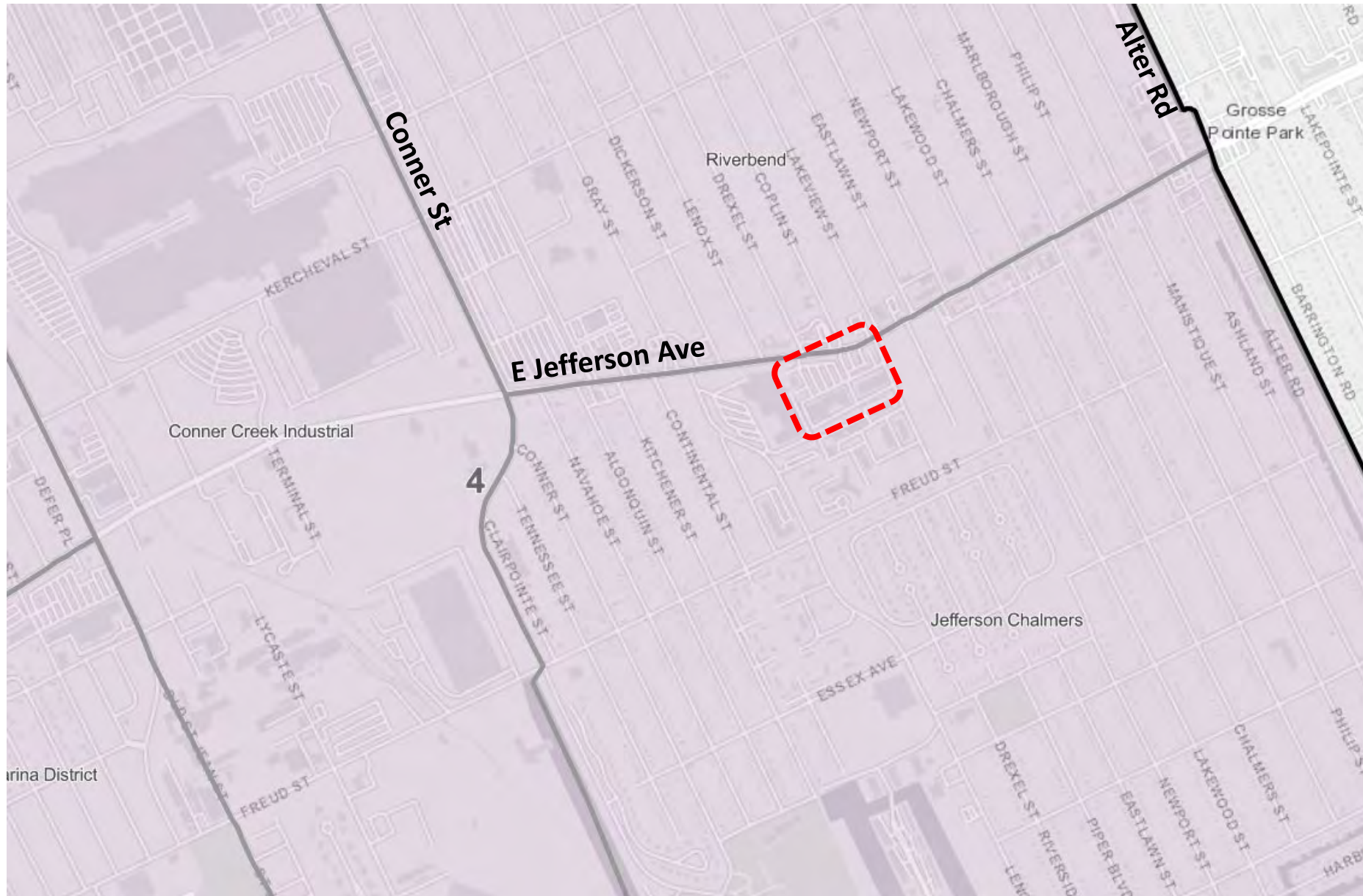


AGENDA III.A.

5:15 PM PUBLIC HEARING

to consider the request of Michael A. Curis, Riverbend Properties, Inc., in conjunction with the Detroit City Planning Commission as co-petitioner, to amend Article XVII, Section 50-14-33, District Map No. 31 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where a PD (Planned Development District) zoning classification is shown at 13200, 13320 and 13328 East Jefferson Avenue, generally located at the southwest corner of the intersection of East Jefferson Avenue and Piper Boulevard, commonly referred to as the Riverbend Plaza shopping center. The rezoning request is to replace the PD designation from existing Riverbend Plaza shopping area and adjacent property with General Business zoning in order to reflect the existing land use.

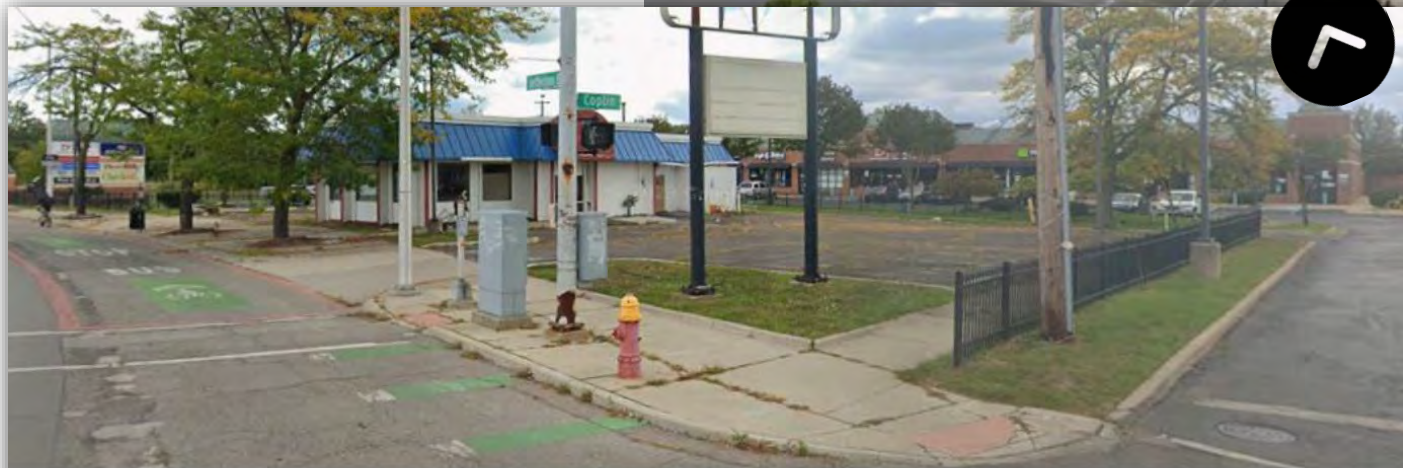
Council District 4, Jefferson Chalmers



Rezoning Boundary

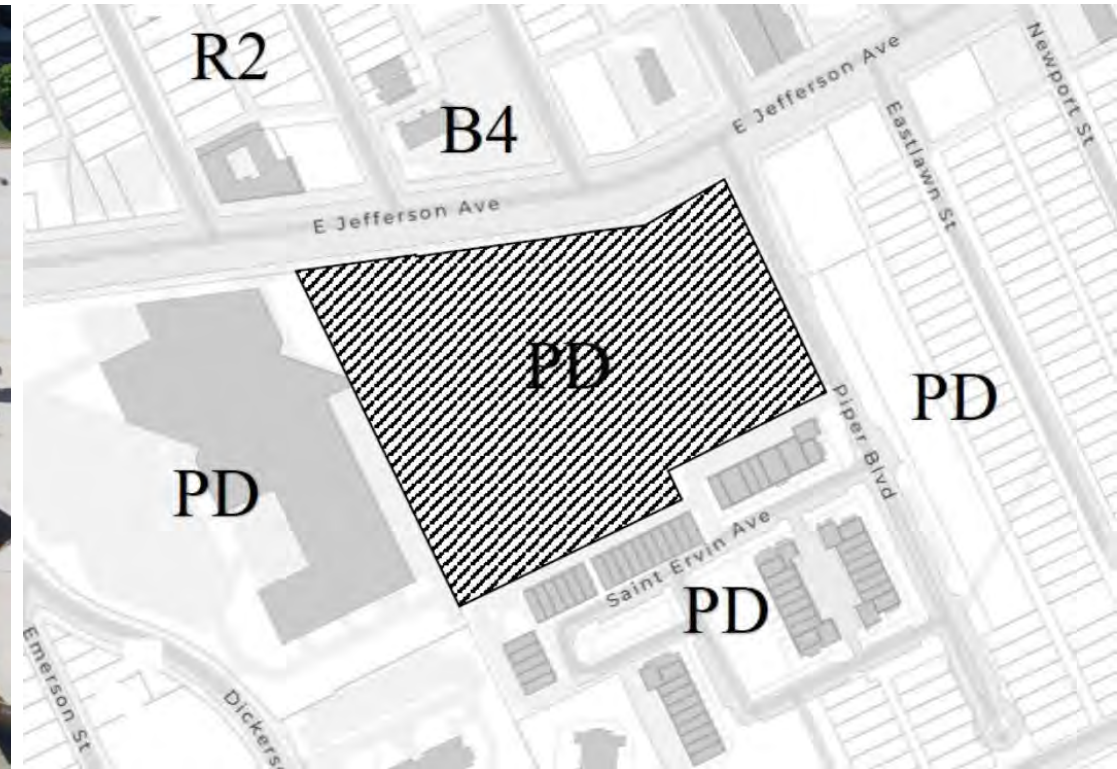


CPC Co-petitioner

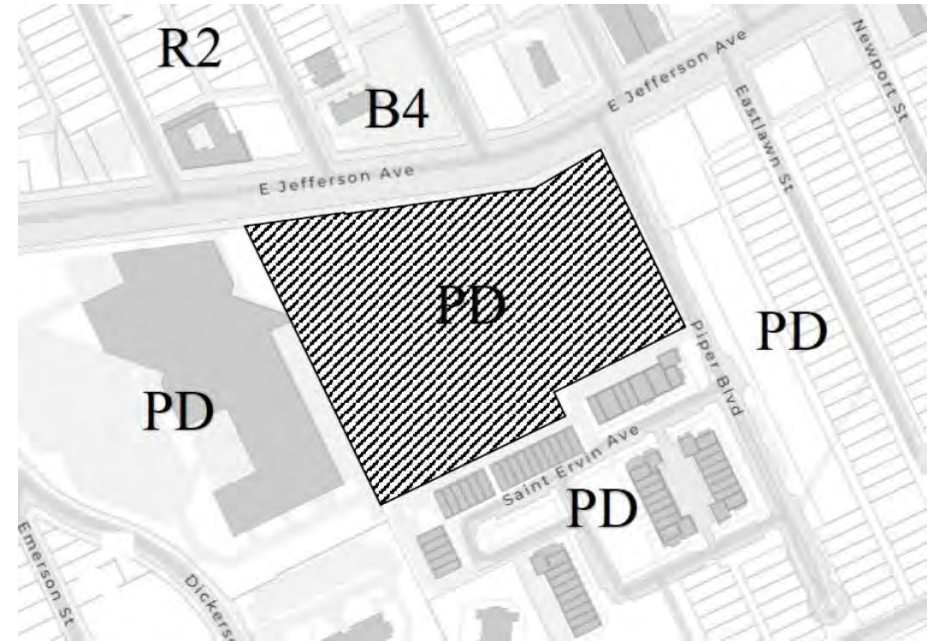
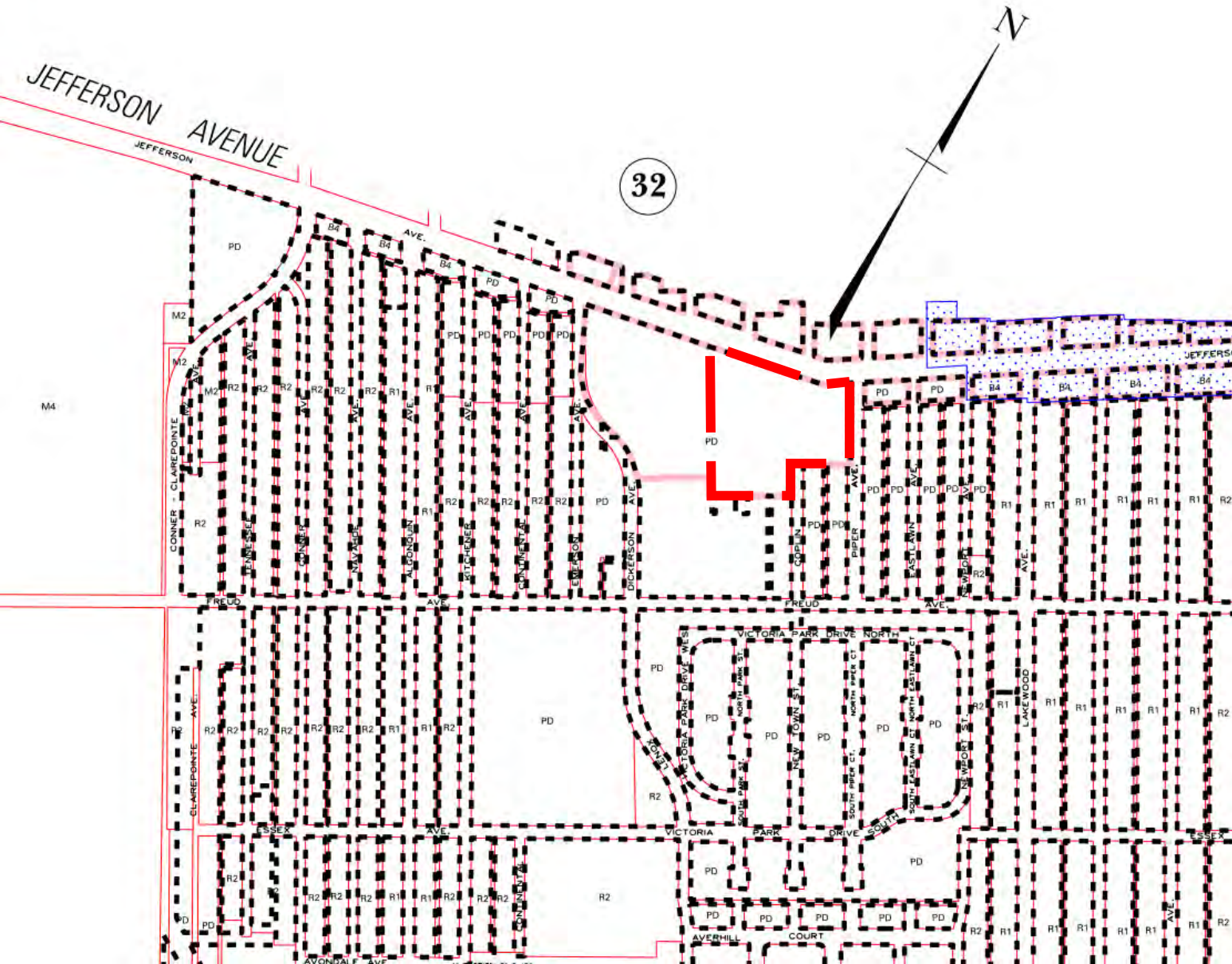


13320 East Jefferson Avenue – CPC Co-petitioner

Adjacent Zoning



PD Zoning in Jefferson Chalmers



1992

GRAYHAVEN MARINA + APTS.

NEW MIDDLE SCHOOL

HOME-ARAMA (VICTORIA PARK)

JEFFERSON SQUARE APTS

3 STORY SENIORS

11 STORY SENIORS

RIVERBEND PLAZA

VOCATIONAL CENTER







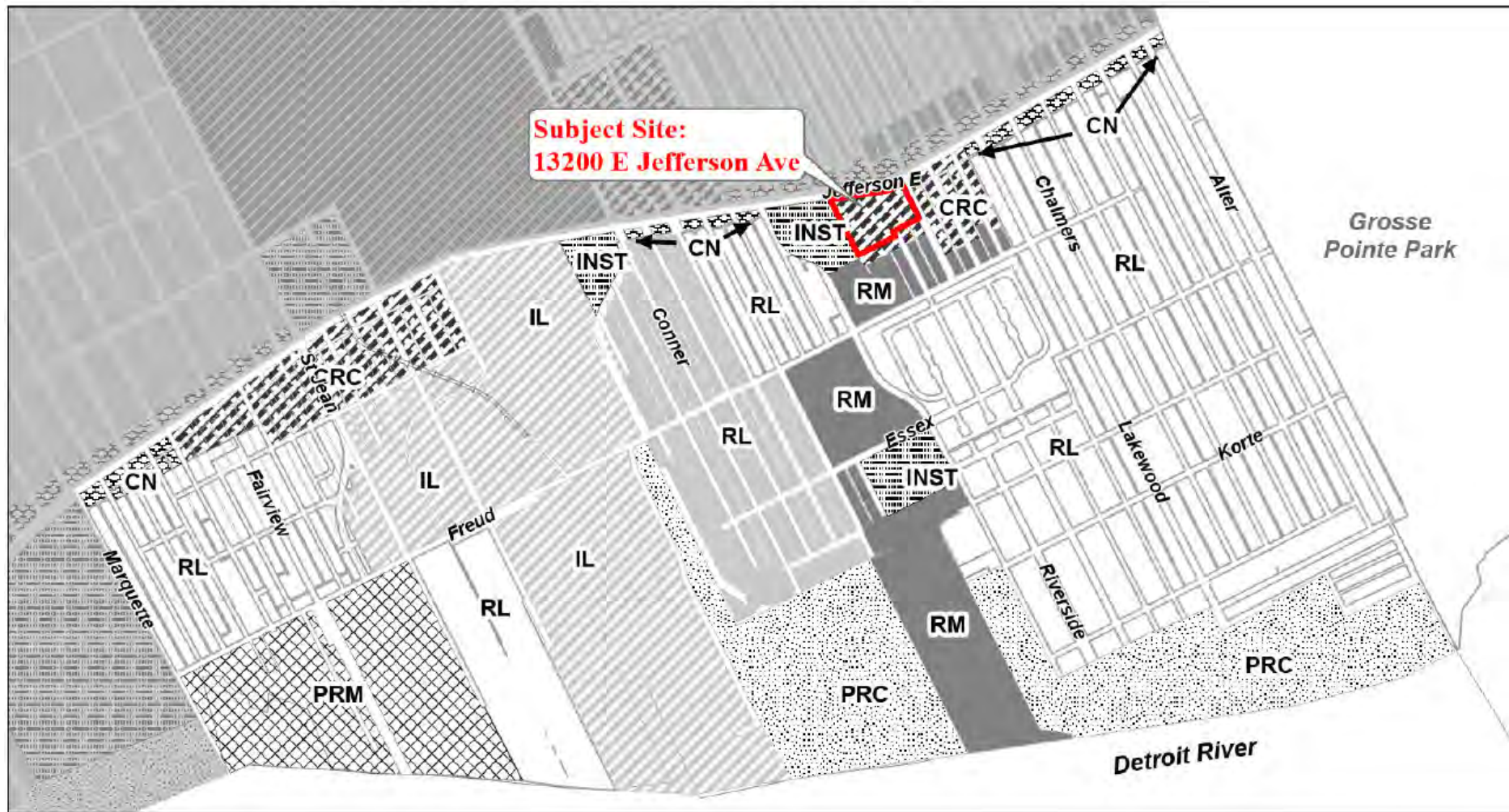












Map 3-3B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 3
East Riverside



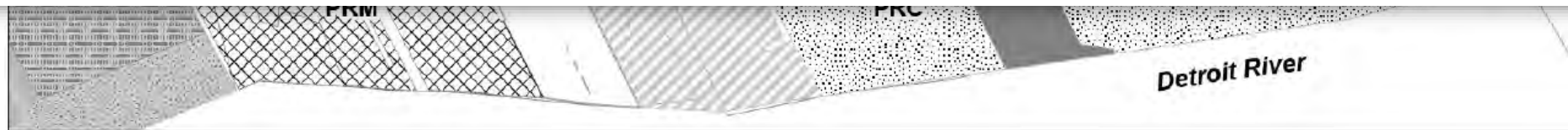
Future Land Use

- | | |
|--|--|
| Low Density Residential (RL) | Distribution / Port Industrial (IDP) |
| Low / Medium Density Residential (RLM) | Mixed - Residential / Commercial (MRC) |
| Medium Density Residential (RM) | Mixed - Residential / Industrial (MRI) |
| High Density Residential (RH) | Mixed - Town Center (MTC) |
| Major Commercial (CM) | Recreation (PRC) |
| Retail Center (CRC) | Regional Park (PR) |
| Neighborhood Commercial (CN) | Private Marina (PRM) |
| Thoroughfare Commercial (CT) | Airport (AP) |
| Special Commercial (CS) | Cemetery (CEM) |
| General Industrial (IG) | Institutional (INST) |
| Light Industrial (IL) | |





The site is located in the Master Plan's East Riverside neighborhood. The current plan shows "Retail Center" (CRC) for the subject site. These districts "... are auto-oriented commercial sites featuring clustering of retail establishments adjacent to large parking areas. The area designated CRC is large, and the primarily commercial uses permitted under the rezoning will not change the overall character of the area. The rezoning is therefore generally consistent with the Master Plan.

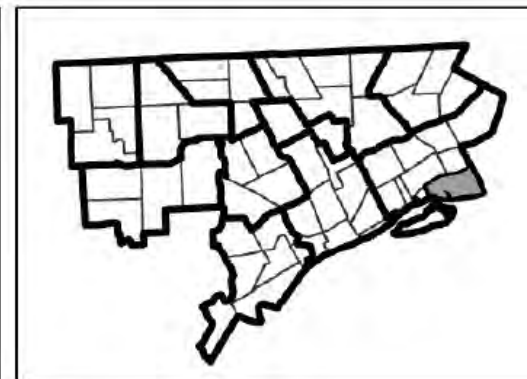


Map 3-3B
City of Detroit
Master Plan of
Policies
Neighborhood Cluster 3
East Riverside



Future Land Use

Low Density Residential (RL)	Distribution / Port Industrial (IDP)
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Light Industrial (IL)	



Letters of Support



