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# City of Detroit

**CITY PLANNING COMMISSION**  
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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, 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, MAY 21, 2026 AT 6:00 PM**

The public hearing is to consider the request of Jason Watt, Director of the Coleman A. Young International Airport on behalf of the Airport, to amend Article XVII, Section 50-17-28, District Map No. 26 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a R5 (Medium Density Residential District) OR B4 (General Business District) zoning classification where a R3 (Low Density Residential District) zoning classification is shown at 11400 Connor Street and 11055 Glenfield Avenue, generally located on the east side of Connor Street between Glenfield Avenue and Flanders Street. The proposed rezoning area is indicated on the map below.

The proposed map amendment is being requested to permit the development of a commercial trade school. The existing R3 zoning classification does not allow for this use. The R5 zoning classification is the first zoning classification that allows for this use.

#### **R3 - Low Density Residential District – Existing**

The R3 Low Density Residential District is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single- and two-family dwellings, townhouses, multi-family dwellings, and community facilities necessary to serve a residential district.

#### **R5 – Medium Density Residential District**

The R5 Medium Density Residential District is designed to provide for a range of residential development from the single-family detached dwelling to medium-density multiple-family dwellings. The primary use in this district will be the rental apartment structure. In addition to permitted residential uses, certain specified non-residential uses which can be properly blended into this district may be permitted.

#### **B4 – General Business District**

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other business, 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.

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](mailto: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>

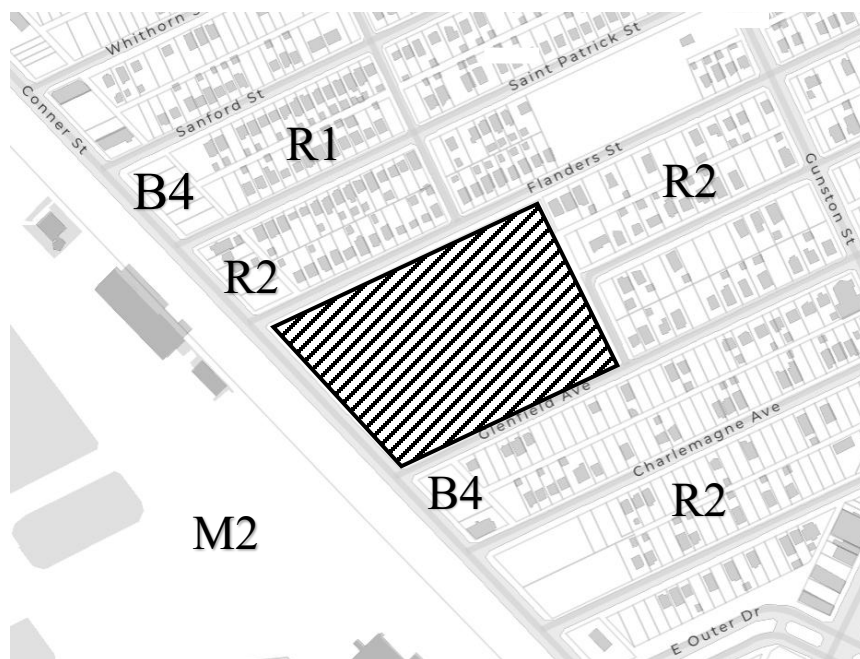
*Or iPhone one-tap:*

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



**Outlined area is proposed to be rezoned from R3 to R5 or B4**