

City of Detroit

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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, or COVID symptoms, 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 5:15 PM

The public hearing is being held to consider the request of Parkstone Development Partners, in conjunction with an initiative of the Detroit City Planning Commission to amend Article XVII, Section 50-17-48, District Map No. 46 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a M3 (General Industrial) zoning classification as requested by the petitioner or provisionally a PD (Planned Development) zoning classification, as suggested by the Staff of the City Planning Commission, where a R2 (Two-Family Residential) zoning classification is currently shown at 5130 14th Street and 2150 Putnam, generally bounded by Merrick Street to the north, Wabash Street to the east, Putnam Street to the south, and 14th Street to the west. The location of the proposed rezoning is indicated as the hatched area on the accompanying map.

The proposed map amendment is being requested to allow for a small-scale vehicle customization shop. The property is currently zoned R2, which does not allow for the industrial use being proposed. The subject property formerly operated as a vehicle tow yard. The addition of the property at 2150 Putnam Street would ensure a uniformly zoned block. The original request for rezoning by Parkstone Development, on behalf of Detroit Metal Shaping, was for the property at 5130 14th Street to be rezoned from R2 to M3. Upon review of the request, CPC staff recommends considering rezoning to either a M3 zoning classification or a PD zoning classification. All pertinent zoning classifications are defined below.

R2 – Two-family Residential

This district is designed to protect and enhance those areas developed or likely to be with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principle uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

M3 – General Industrial

This district is designed to permit the normal operation of a majority of industries, with regulations to control congestion and to protect nearby residential districts. The district is composed of property suitable for industrial development, but where the modes of operation of the industry may affect nearby residential uses. New residential construction is excluded from this district with the exception of loft conversions of existing buildings and residential uses combined in structures with permitted commercial uses. These requirements protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

PD – Planned Development

This district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are Residential, Public/Civic/Institutional, Retail/Service/Commercial, Manufacturing and Industrial, and Other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are

designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare, and where applicable, encouraging historic preservation.

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 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 to the City Planning Commission, by US mail or via e-mail at cpc@detroitmi.gov, for the record. Public comment/testimony may be given at the appropriate times during the meeting when called for. If you desire to speak and are attending the meeting online press the “raise 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.

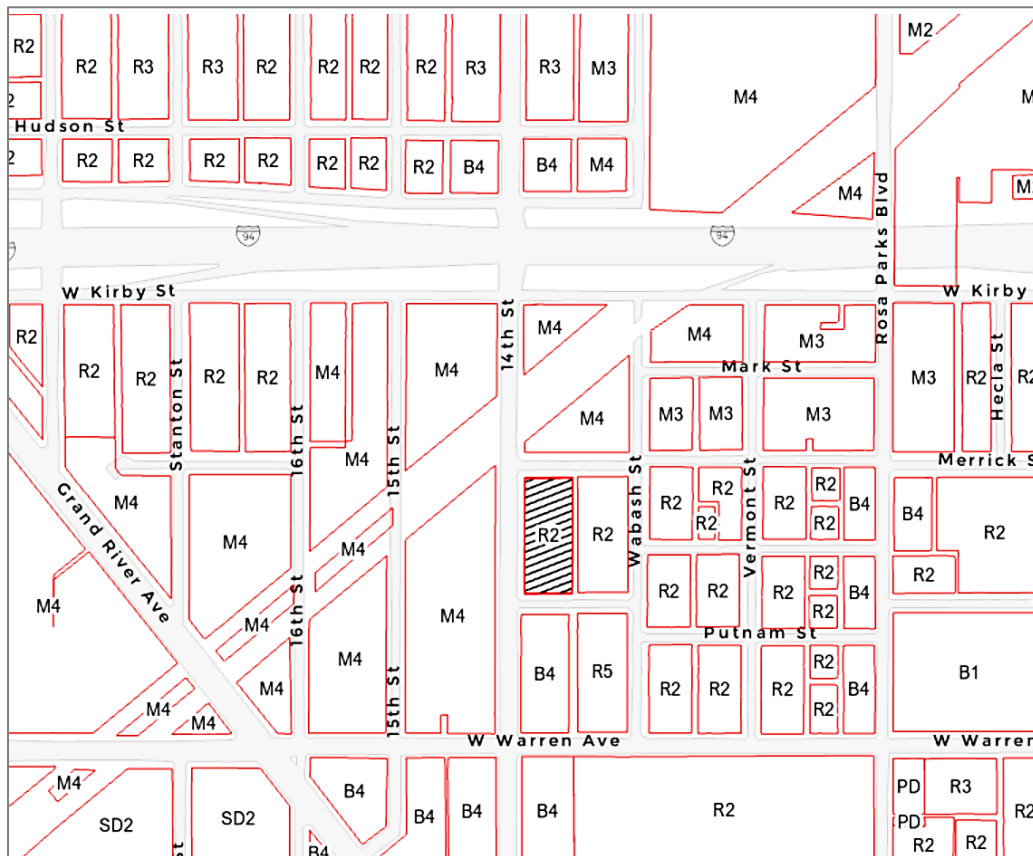
If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at 313-224-4950. For further information on this proposal or the public hearing, please call (313)224-6225.

To participate virtually in the CPC meeting, please use the following options:

Online: <https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmUIRKNXp1MjJlczN3UT09>

Or iPhone one-tap: +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 TO BE REZONED FROM R2 TO M3 OR PD