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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 found toward the end of this notice.

THURSDAY, NOVEMBER 19, 2026, AT 5:15 PM

The public hearing is to consider the request of Congress Associates, LLC to amend Article XVII, Zoning District Maps, Section 50-17-2, District Map No. 1 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B5 (Major Business District) zoning classification where a PCA (Public Center Adjacent District) zoning classification is shown on eight parcels, commonly known as 300, 304, 328 W. Congress Street, 333, 337, 421, 455 W. Fort Street, and 601 Washington Boulevard. The purpose of this rezoning request is to facilitate the redevelopment of the parcels with a hotel and parking structure. The proposed rezoning area is indicated on the accompanying map.

PCA – Public Center Adjacent District (Restricted Central Business) - Existing
This district includes property in close proximity to the Public Center District, and the controls specified in this division are designed to prevent any uses or structures within the district from having a deleterious effect upon the public center. Uses in this district shall include, to the maximum extent possible, ground-floor commercial space or other space oriented to pedestrian traffic, to enhance the public streetscape and street-level activity.

B5 – Major Business District – Proposed
This district is designed to provide adequate regulations within the Central Business District, the New Center Area, and may be successfully utilized in other regionally oriented shopping and office areas.

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

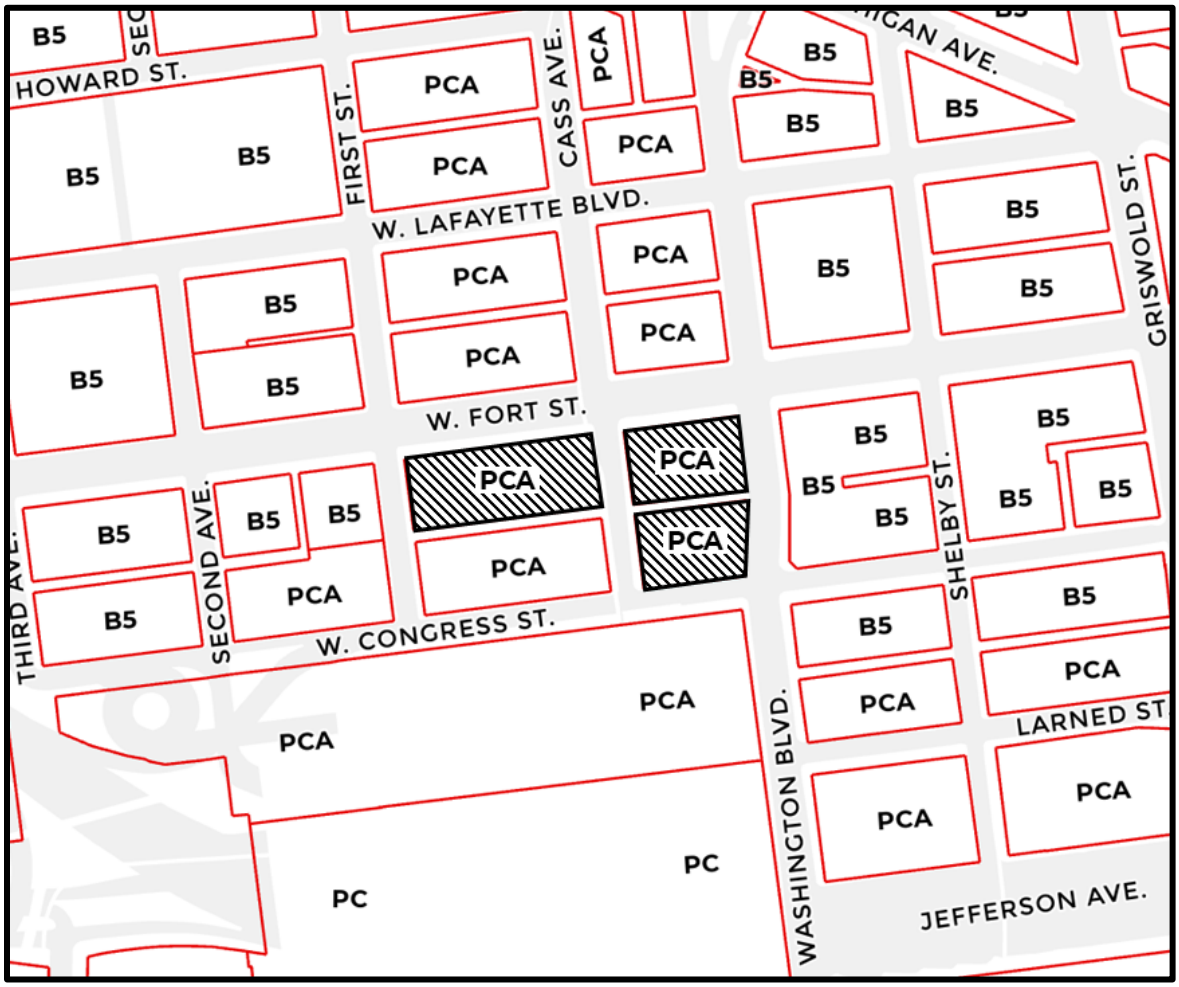
Or iPhone one-tap:

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 is proposed to be rezoned from PCA to B5