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**City of Detroit**  
**CITY PLANNING COMMISSION**  
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Angy Webb

**City Planning Commission Regular Meeting**  
**February 1, 2018, 5:00 PM**  
**Committee of the Whole Room**  
**13th Floor – Coleman A. Young Municipal Center**  
**2 Woodward Ave. (at E. Jefferson Ave.)**  
**(use Randolph Street entrance after 5:30 PM)**

**DRAFT**  
**AGENDA**

**I. Opening**

- A. Call to Order – 4:45 PM
- B. Roll Call
- C. Amendments to and Approval of Agenda

**II. Minutes**

- A. Review and approval of the minutes for September 18, 2014.

**III. Public Hearings and Presentations**

- A. **5:15 PM PUBLIC HEARING (CONTINUED)** – Proposed text amendment to the Detroit Zoning Ordinance, Chapter 61 of the 1984 Detroit City Code, to revise provisions for bars, brewpubs and certain restaurants located near single- or two-family dwellings on land zoned SD1 and SD2; revises provisions for banquet halls; newly allow business colleges and certain trade schools on land zoned SD4; modify off-street parking requirements for certain land uses near bus rapid transit, street car/trolley or light rail lines; clarifies provisions for the interior landscaping of parking lots; clarifies the procedure whereby City Council may disapprove a rezoning request; and corrects cross-referencing errors. (RB, GE and KJ) **60 mins**
  
- B. **6:15 PM PUBLIC HEARING** - Request of Parkstone Development Partners on behalf of Develop Detroit, to modify the provisions of an existing PD-H (Planned Development) zoning district within an existing historic district by amending Article XVII, District Map 6, of the 1984 Detroit City Code, Chapter 61, Zoning, for parcels commonly known as 79-119 Garfield Street to allow for a mixed-use development to provide approximately 85 apartment units, commercial tenant space, a parking structure and outdoor community space. (KJ) **45 mins**

- C. **7:00 PM PRESENTATION** – Request of Ernest Zachary on behalf of 74 Garfield LLC, to amend Article XVII, District Map 6, of the 1984 Detroit City Code, Chapter 61, Zoning by establishing a PD (Planned Development) zoning district where an R6 (High Density Residential) zoning classification currently exists on land consisting of parcels commonly known as 74 and 80 Garfield Street (KJ) *20 mins*
- D. **7:30 PM PUBLIC DISCUSSION** – Request of Intersection Consulting Group on behalf of 262 Mack, Mack Investments I, LLC to modify the approved plans for a Planned Development (PD) zoning classification within Article XVII, District Map No. 4, of the 1984 Detroit City Code, Chapter 61, Zoning, to erect two carriage-home apartment units above an existing garage at property commonly referred to as 262 Mack Avenue. (KJ) **(ACTION REQUESTED)** *20 mins*

**IV. Unfinished Business**

**V. New Business**

**VI. Committee Reports**

**VII. Staff Report**

**VIII. Communications**

**IX. Public Comment**

**X. Adjournment** (anticipated by 8:30 PM)

**NOTE:** An interpreter for the hearing impaired will be present at the meeting if requested at least 48 hours in advance. To request an interpreter, please call 313-224-4946.