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City Planning Commission
Regular Meeting
April 15, 2021 at 5:00 PM
Virtual Meeting Via Video Conferencing

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09>

Or iPhone one-tap :

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8782 or +1 346 248 7799*

Meeting ID: 963 5559 3579

AGENDA

I. Opening

- A. Call to Order – 5:00 PM
- B. Roll Call
- C. Amendments to and approval of agenda

II. Minutes - January 28, 2021

III. Public Hearings, Discussions and Presentations

- A. **5:10 PM PRESENTATION** – Overview of the Greater Corktown Neighborhood Framework Study Implementation and Action Plan. (The framework will result in forthcoming zoning recommendations in the near-term, following continued engagement with community stakeholders.) (P&DD Staff) **50 mins**

6:00 PM PUBLIC DISCUSSION – to consider the request of the Planning and Development Department to amend the Master Plan of Policies, by amending the Future General Land Use Map of the Middle East Central Neighborhood area of Cluster 4. The proposed map changes are for the area generally bounded by Superior Street, Jos. Campau Street, Gratiot Avenue, and Orleans Street; and, to amend the goals and policies of the subject neighborhood to support the proposed map changes. (KJ and P&DD Staff) **(RECOMMEND APPROVAL-REQUESTING SAME DAY ACTION)** **30 mins**

- B. 6:30 PM PUBLIC HEARING** – to consider the request of the Planning and Development Department and the Eastern Market Partnership to amend Chapter 50 of the 2019 Detroit City Code, Zoning, to eliminate the current SD3 Special Development District, Technology and Research regulations and create a Market and Distribution District zoning classification, to set building height limits to preserve the historic character of the area, define screening and setback requirements, provide for site plan review processes, and, to set forth provisions to implement the Eastern Market Neighborhood Framework and Stormwater Management Network Plan.

In addition is the request of the Planning and Development Department and the Eastern Market Partnership, to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, *Zoning District Maps*, Section 50-17-5, *District Map 4* and Section 50-17-13 *District Map No. 12*, of the Detroit Zoning Ordinance to show an SD2 (Special Development District, Mixed-Use) or Market and Distribution District zoning classification where the R2 (Two-Family Residential District), R3 (Low Density Residential District), B4 (General Business District), B6 (General Services District), M3 (General Industrial District), and M4 (Intensive Industrial District) zoning classifications are currently shown on the area bounded by Superior Street, Joseph Campau Street, Gratiot Avenue and the I-75 Chrysler Freeway (**KJ and P&DD Staff**)
(RECOMMEND APPROVAL-REQUESTING SAME DAY ACTION) 90 mins

IV. Unfinished Business

V. New Business

VI. Committee Reports

VII. Staff Report

VIII. Member Report

IX. Communications

X. Public Comment

Adjournment (anticipated by 9:00 PM)

NOTE: With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the **Civil Rights, Inclusion and Opportunity Department** at (313) 224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.