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**City Planning Commission
Regular Meeting
May 20, 2021 at 5:00 PM**

Virtual Meeting Via Video Conferencing

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

Or iPhone one-tap :

US: +12678310333,,96355593579# or +13017158592,,96355593579#

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215 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 - Will be provided for your consideration at the next meeting.

III. Public Hearings, Discussions and Presentations

- A. **5:15 PM PUBLIC HEARING** – to consider the request of the Planning and Development Department, to amend Chapter 50 of the 2019 Detroit City Code, Zoning by amending Article XVII, *Zoning District Map*, Sections 50-17-2, 50-17-4, 50-17-46, *District Maps 1, 3 and 44* of the Detroit Zoning Ordinance to show the R3 (Low Density Residential District), B4 (General Business District), SD1 Special Development District-Small-Scale, Mixed-Use, and SD2 Special Development District, Mixed-Use, SD5-Special Development District, Casinos zoning classifications where R1 Single-Family Residential District, R2 Two-Family Residential District R3 Low Density Residential District R4 Thoroughfare Residential District, PD Planned Development District, and M2 Restricted Industrial District zoning classification's currently exist.

The location of the proposed rezoning is shown on the accompanying map. In general, the proposed amendments would:

- Rezone land bounded by 17th Street, Martin Luther King Blvd, Vermont St., the I-75 Service Dr. from R2 and R3 to R3 and SD1.
- Rezone land generally bounded by I-75 Service Drive, Trumbull, Michigan Avenue, and Rosa Parks Blvd., from B4 to SD2.
- Rezone land along Grand River from R2, M2 and B4 to B4 and SD2 zoning classifications;
- Rezone land adjacent to Cochrane and Trumbull from R1, R2, R4, B2 to SD2;
- Rezone land along Trumbull zoned PD to SD2 and SD5. (KJ) 60 mins

B. 7:00 PM PRESENTATION – The State of Economic Equity in Detroit – Detroit Future City (Anika Goss CEO) 60 mins

IV. Unfinished Business

- A.** Consideration of the request of the City Planning Commission staff and the Midwest Civic Council of Block Clubs Association, to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, *Zoning District Map*, Section 50-17-57, *District Map 55* of the Detroit Zoning Ordinance to show the R3 (Low Density Residential District), B2 (Local Business and Residential District), B4 (General Business District), M1 (Limited Industrial District) and PR (Parks and Recreation) zoning classifications where the B4 (General Business District), M3 (General Industrial District), and M4 (Intensive Industrial District) zoning classifications currently exist.

The location of the proposed rezoning is shown on the accompanying map. In general, the proposed amendments would:

- Rezone land adjacent to Tireman Avenue between Greenlawn Street and Livernois Avenue from an M3 and B4 a B2 zoning classification to;
- Rezone land generally bounded by Tireman Avenue, the north/south alley just east of Bryden Street, Warren Avenue and Central Avenue from an M3 to a R3 zoning classification;
- Rezone land bounded by Majestic Street, McDonald Street, Central Avenue and the alley just north of Warren Avenue from an M3 to an R3 zoning classification;
- Rezone land adjacent to Warren Avenue on the north side between American Street and McDonald Street from an M3 to the B4 zoning classification; and
- Rezone land bounded by Tireman Avenue on the north, Majestic Street, McDonald Street, Central Street on the east, Warren Avenue on the south and Dearborn City Limits on the west from M4 to an M1 and PR zoning classification. (KJ and P&DD Staff) **(RECOMMEND APPROVAL)** 45 mins

V. New Business

VI. Committee Reports

VII. Staff Report

VIII. Member Report

IX. Communications

X. Public Comment

Adjournment (anticipated by 8:30 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.