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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. Virtual attendance is strongly encouraged as, pursuant to public health guidelines, the meeting room will be subject to space limitations. To attend the meeting virtually, please use the link toward the end of this notice.

THURSDAY, OCTOBER 6, 2022 AT 5:15 PM

The public hearing is to consider the request of petitioner Shane Overbey to amend Article XVII, Section 50-17-30, District Map No. 28 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where an R2 (Two-Family Residential) zoning classification is currently shown at 4630 Crane Street, generally located on the east side of Crane Street between East Forest Avenue to the north and Yates Street to the south. The location of the proposed rezoning is indicated on the accompanying map.

The proposed map amendment (rezoning) is being requested to permit the reuse and improvement of an existing commercial building. The north approximate half of the existing building, which fronts East Forest Avenue in addition to Crane Street, is currently zoned B4 and is therefore not subject to the proposed amendment. The south half of the existing building, which fronts both Crane Street and Yates Street is currently zoned R2 and is subject to the proposed amendment. Within the existing first floor of the entire building is proposed five individual tenant spaces of varying size for the use of Trade services, general, which would include a cabinet making shop and other uses. Within the existing second floor of the south half of the building zoned R2, one future office tenant space is indicated and one future living space of 1,364 square feet is indicated.

The pertinent zoning district classifications are described as follows:

R2 – Two-Family Residential

The district is designed to protect and enhance those areas developed or likely to develop 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 principal uses permitted by-right are single- and two-family dwellings. Additional uses are conditional.

B4 – General Business District

This district is designed to provide for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

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

CPC Webpage: <https://detroitmi.gov/government/commissions/city-planning-commission>



Highlighted area is proposed to be rezoned to B4