

City of Detroit

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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 a cold, flu, COVID symptoms or other contagious condition, virtual attendance is strongly encouraged. To attend virtually, please use the link toward the end of this notice.

THURSDAY, SEPTEMBER 19, 2024 AT 7:00 PM

The public hearing will consider a proposed text amendment to Chapter 50 of the 2019 Detroit City Code, Zoning, regarding the permissibility of solar generation stations. The regulatory effect of the proposed amendment is summarized below:

- To exempt solar generations stations developed by or on behalf of the City, located on land owned by the City or a City agency, and approved by City Council through adoption of a resolution, from the zoning requirements of Chapter 50 (Article I, Introductory Provisions, Section 50-1-3, Applicability and jurisdiction).
- For non-exempt solar generation stations, to:
 - Remove solar generation station as a conditional use in the PR Parks and Recreation District (Article XI, Special Purpose Zoning Districts and Overlay Areas, Division 7, PR Parks and Recreation, Section 50-11-151, Conditional public, civic, and institutional uses; Article XII, Use Regulations, Division 1, Use Table, Subdivision C, Public, Civic and Institutional Uses, Section 50-12-50, Utility, basic).
 - Add solar generation station as a by-right use in the M1, M2, M3, M4, and M5 Industrial Districts (Article X, Industrial Zoning Districts, Division 2, M1 Limited Industrial District, Section 50-10-15, By-right public, civic, and institutional uses; Division 3, M2 Restricted Industrial District, Section 50-10-45, By-right public, civic, and institutional uses; Division 4, M3 General Industrial District, Section 50-10-75, By-right public, civic, and institutional uses; Division 5, M4 Intensive Industrial District, Section 50-10-105, By-right public, civic, and institutional uses; Division 6, M5 Special Industrial District, Section 50-10-135, By-right public, civic, and institutional uses).
 - Amend the specific use standards for solar generations stations (Article XII, Use Regulations, Division 3, Specific Use Standards, Section 50-12-192, Utilities, basic; utilities, major).
 - Add Solar Station Overlay Areas for the development of solar generation stations as a principal use in nonindustrial zoning districts (Article VII, Zoning Districts (In General), Section 50-7-6, Overlay Areas; Article XI, Special Purpose Zoning Districts and Overlay

Areas, Division 14, Overlay Areas, a new Subdivision G, Solar Station Overlay Areas, Section 50-11-491, Description). Add overlay for the existing O'Shea Solar Park (Section 50-11-492, Boundaries).

- Add design and development standards for solar generation stations (Article XI, Special Purpose Zoning Districts and Overlay Areas, Division 14, Overlay Areas, a new Subdivision G, Solar Station Overlay Areas, Section 50-11-493, Consistency with design standards required, and Section 50-11-494, Applicability of design standards; Article XIV, Development Standards, Division 3, Architectural and Site Design Standards, a new Subdivision F, Solar Generation Station Development, Section 50-14-481, In general, Section 50-14-482, Massing and cross-access, Section 50-14-483, Setbacks, Section 50-14-484, Height, Section 50-14-485, Glare and reflection, Section 50-14-486, Noise, Section 50-14-487, Screening, Section 50-14-488, Vegetation, Section 50-14-489, Maintenance Plan).
- Add that a performance guarantee may be required for solar generation stations (Article XIV, Development Standards, Division 8, Performance Guarantee, Section 50-14-612, General requirements)
- Add that urban gardens or urban farms may be permitted as an accessory use to any solar generation station (Article XII, Use Regulations, Division 5, Accessory Uses and Structures, Subdivision A, In General, Section 50-12-465, Accessory urban gardens or farms).
- Require site plan review and additional submittal requirements for solar generation stations (Article III, Review and Approval Procedures (Part 1), Division 5, Site Plan Review, Subdivision A, In General, Section 50-3-113, Applicability; Subdivision B, Submission Requirements, Section 50-3-139, Additional submittal requirements for solar generation stations; Article XI, Special Purpose Zoning Districts and Overlay Areas, Division 14, Overlay Areas, a new Subdivision G, Solar Station Overlay Areas, Section 50-11-495, Site plan review).
- Amend and add definitions related to solar generation stations (Article XVI, Rules of Construction and Definitions, Division 2, Words and Terms Defined, Subdivision M, Letters "N" Through "O", Section 50-16-322, Words and terms (Nn-Nz); Subdivision N, Letter "P", Section 50-16-341, Words and terms (Pa-Pg); Subdivision P, Letter "S", Section 50-16-384, Words and terms (Sm-Ss).
- Including all other sections within Chapter 50 as may be necessary to facilitate this amendment.

Citations to specific sections of the zoning ordinance are for reference purposes and are subject to change as necessary to effectuate the proposed amendments, as listed above.

This text amendment is being considered by the City Planning Commission in accordance with the provisions of Article III, Review and Approval Procedures (Part 1), Division 2, Text Amendments, of the Detroit Zoning Ordinance. Zoning Ordinance text amendments require the approval of the City Council following a public hearing and after receipt of a report and recommendation by the City Planning Commission.

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>