



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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Marcell R. Todd Jr., Director
Detroit City Planning Commission
208 CAYMC
Detroit, MI 48226

April 19, 2024

Dear Director Todd:

Following is the review by the Planning and Development Department of the exterior alterations for the proposed entertainment use at 557 E. Jefferson Avenue (BSEED Permit number BLD2023-00858). As the property is zoned PCA (Public Center Adjacent), this review is required under Sec. 50-11-96.

The relevant PCA criteria from Sec. 50-11-97 of the Zoning Ordinance are followed by our analysis in italics:

Criterion (3)The proposed development should be compatible with surrounding development in terms of land use, general appearance and function and should not adversely affect the value of adjacent properties; *The restaurant and Cabaret “A” uses are appropriate for this part of the Central Business District.*

Criterion (14) Preservation/restoration of buildings having architectural or historic value should be considered a primary objective; *The exterior changes such as the addition of the rooftop deck and railing fit with the visual interest and appearance of the building, and we certainly support the reuse of this building.*

The Planning and Development Department supports the exterior alterations for the proposed entertainment use at 557 E. Jefferson Avenue. The use and alterations permit the reuse of the building and should not impact the character of the surrounding downtown area.

Respectfully submitted,

Gregory Moots
Lead Planner-Design and Developer Innovation
Planning and Development Department

CC: Karen Gage
Dara O’Byrne