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

THURSDAY, OCTOBER 3, 2024 AT 5:15 PM

The hearing is being held to consider the City Planning Commission's proposed rezoning of two unrelated locations found on District Map No. 47 of the 2019 Detroit City Code by amending Article XVII, Section 50-17-49 of the Detroit Zoning Ordinance:

Location 1

To show an R3 (Low-Density Residential District) zoning classification where a PD (Planned Development District) zoning classification is currently shown for sixteen lots on Yosemite Avenue and Riviera Avenue in the immediate vicinity of Chapel Hill Missionary Baptist Church on Joy Road near Grand River Avenue, namely 9230, 9231, 9236, 9237, 9243, 9251, 9255, 9261, and 9267 Yosemite and 9238, 9248, 9256, 9266, 9276, 9286, and 9320 Riviera.

The City Planning Commission is proposing the map amendment for Location 1 consistent with Sec. 50-3-98 of the 2019 Detroit City Code, which notes that the authorization for a Planned Development lapses upon abandonment of the project or three years from the effective date of approval of the PD where the development has not been completed. This PD became effective through Ordinance No. 27-02 on October 13, 2002. A proposed townhouse development was built on numerous lots on the east side of Yosemite but the remainder of the development has not been realized.

Location 2

To show an R2 (Two-family Residential District) zoning classification where a PD (Planned Development District) zoning classification is currently shown at 3761 and 3767 Humphrey Avenue in the immediate vicinity of St. Paul AME Zion Church on Dexter Avenue between Lawrence and Humphrey Avenues.

The City Planning Commission is proposing the map amendment for Location 2 consistent with Sec. 50-3-98 of the 2019 Detroit City Code, which notes that the authorization for a Planned

Development lapses upon abandonment of the project or three years from the effective date of approval of the PD where the development has not been completed. This PD became effective through Ordinance No. 550-G on October 6, 1970. The proposed 12-story St. Paul Elderly housing apartment building was constructed at 11421 Dexter Avenue, however the two lots on Humphrey Avenue were never developed as part of the site and have remain privately occupied as single-family dwellings.

The locations of the two proposed rezonings are indicated as the shaded area on the accompanying map.

The pertinent zoning district classifications are described as follows:

Location 1

PD – PLANNED DEVELOPMENT DISTRICT

The PD district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are Residential, Public/Civic/Institutional, Retail/Service/Commercial, Manufacturing and Industrial, and Other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation.

R3 – Low Density Residential District

This district is designed to promote and encourage multi-family dwelling such as terrace house developments and garden apartments. This district is primarily used on local thoroughfares to encourage a suitable environment for family life. Uses permitted include two-family dwellings, multi-family dwellings, and community facilities necessary to serve a residential district.

Location 2

PD – PLANNED DEVELOPMENT DISTRICT

[As described immediately above]

R2 – Two-Family Residential District

This district is designed to protect and enhance areas developed or likely to be developed with single- or two-family dwelling units. This district promotes a suitable environment for homes and for activities with family life.

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. These Zoning Ordinance map amendments are 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:

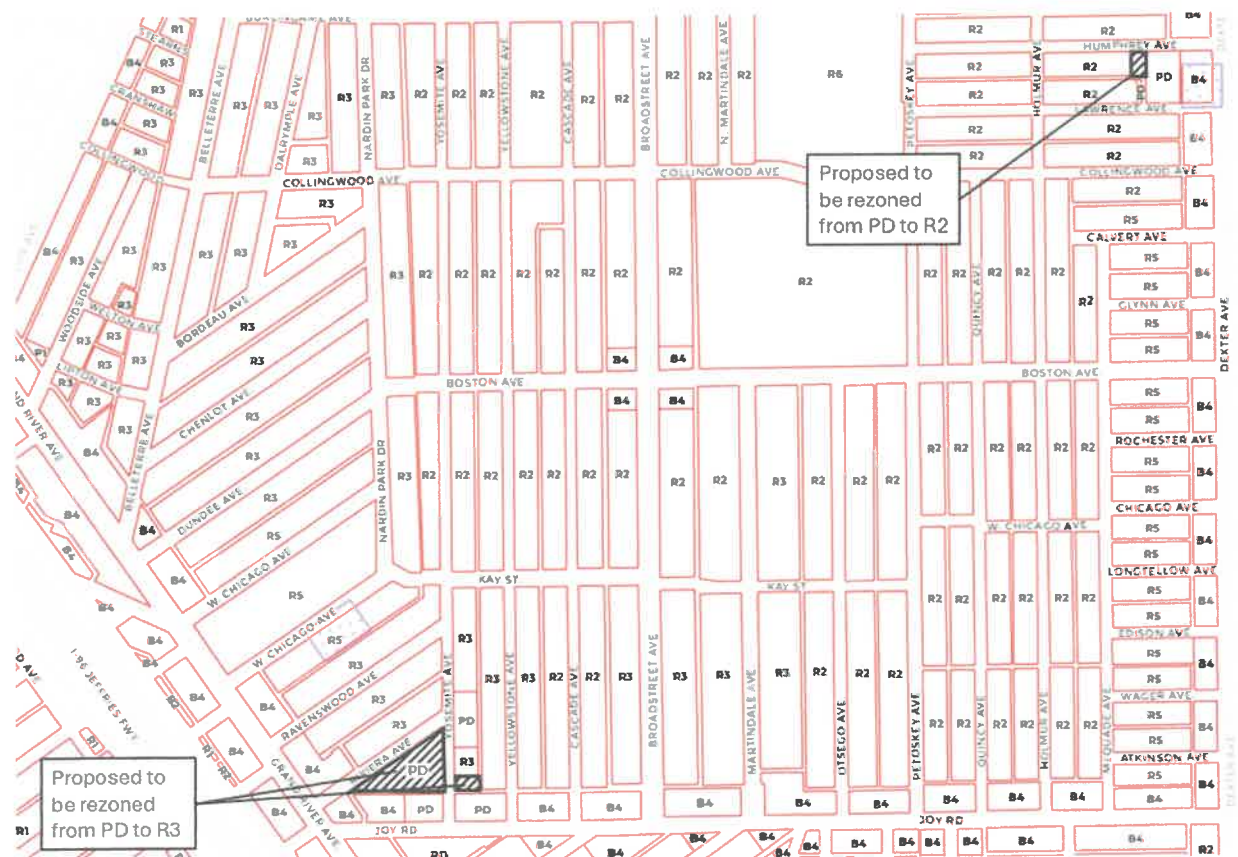
US: +12678310333,96355593579# or +13017158592,96355593579#

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

Location 2



Location 1

