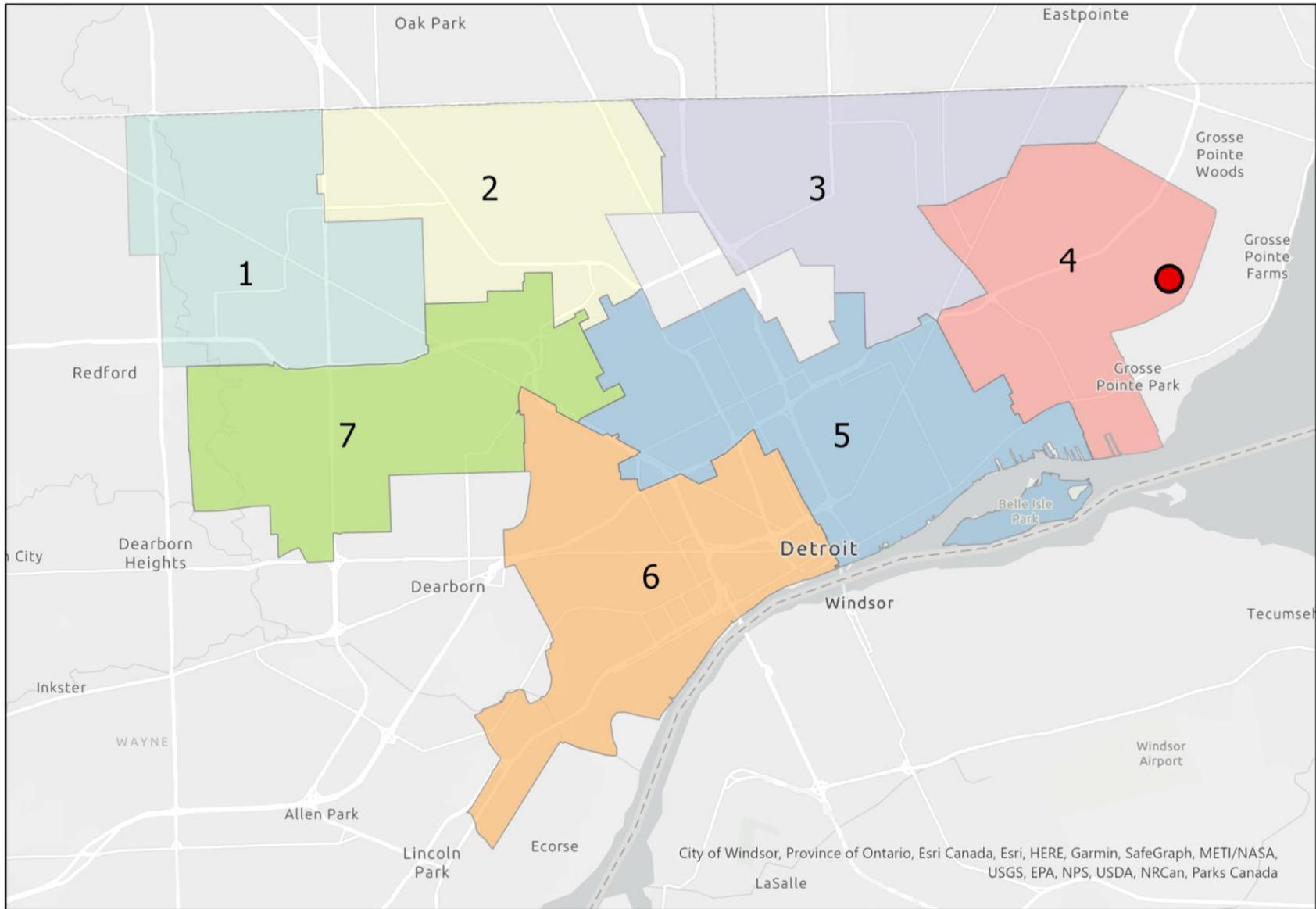


10:25 AM Public Hearing Proposed Map Amendment

Request of Cadieux Real Estate, LLC to rezone 8 parcels from R1 (Single-Family Residential District) to B4 (General Business District) to permit the expansion of an existing restaurant.

Roland Amarteifio, CPC staff



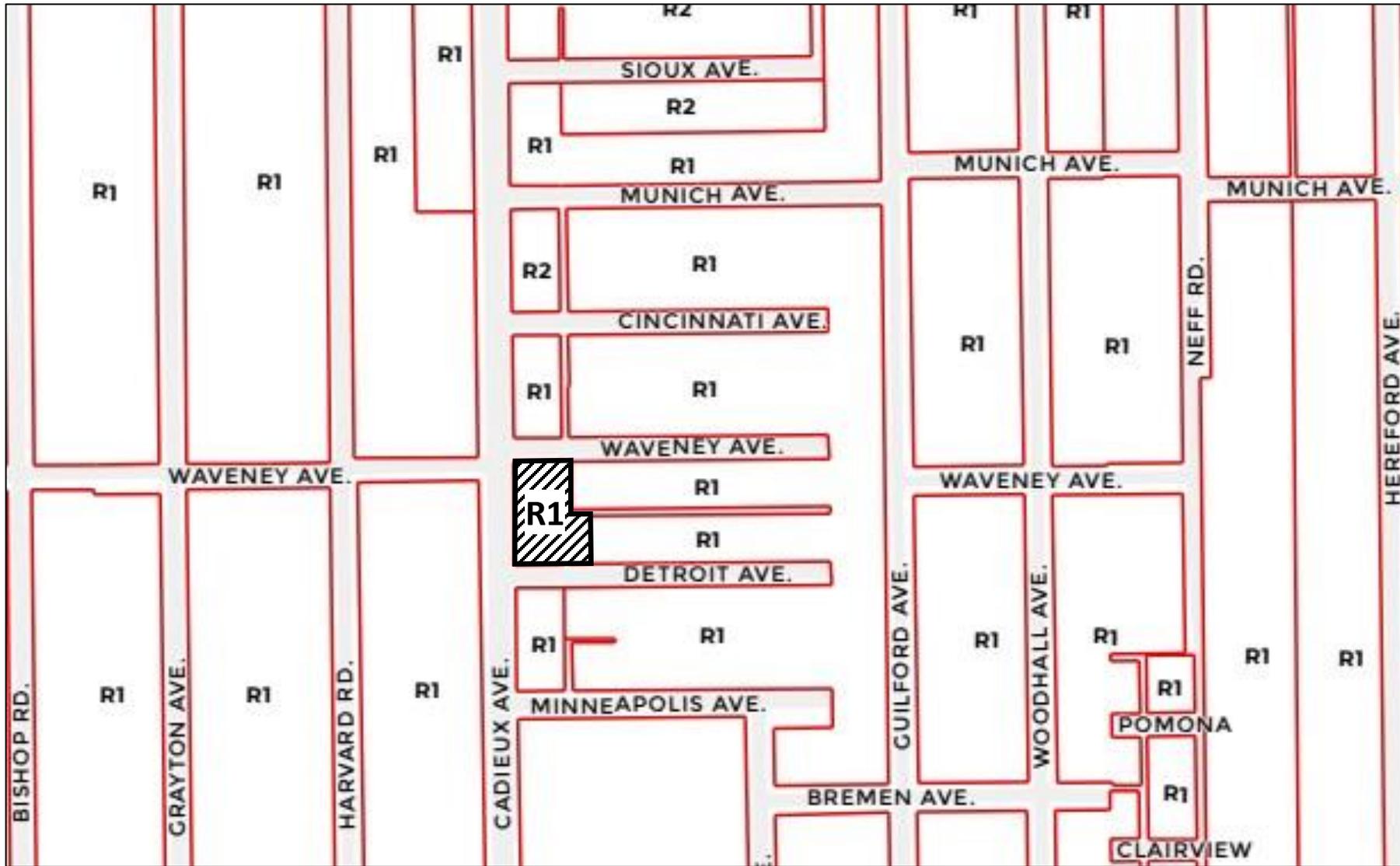
City of Detroit
CITY PLANNING COMMISSION



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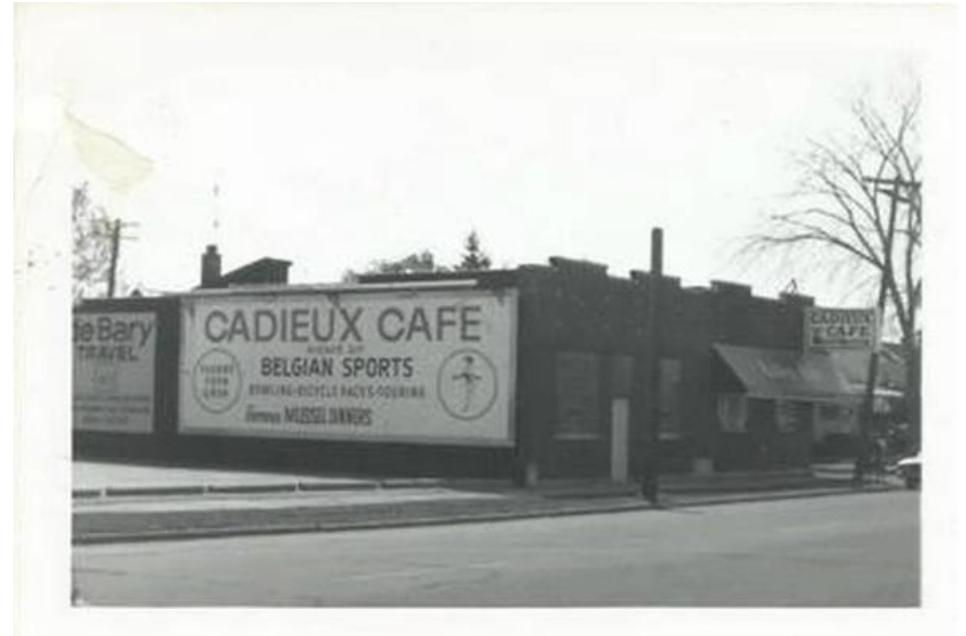


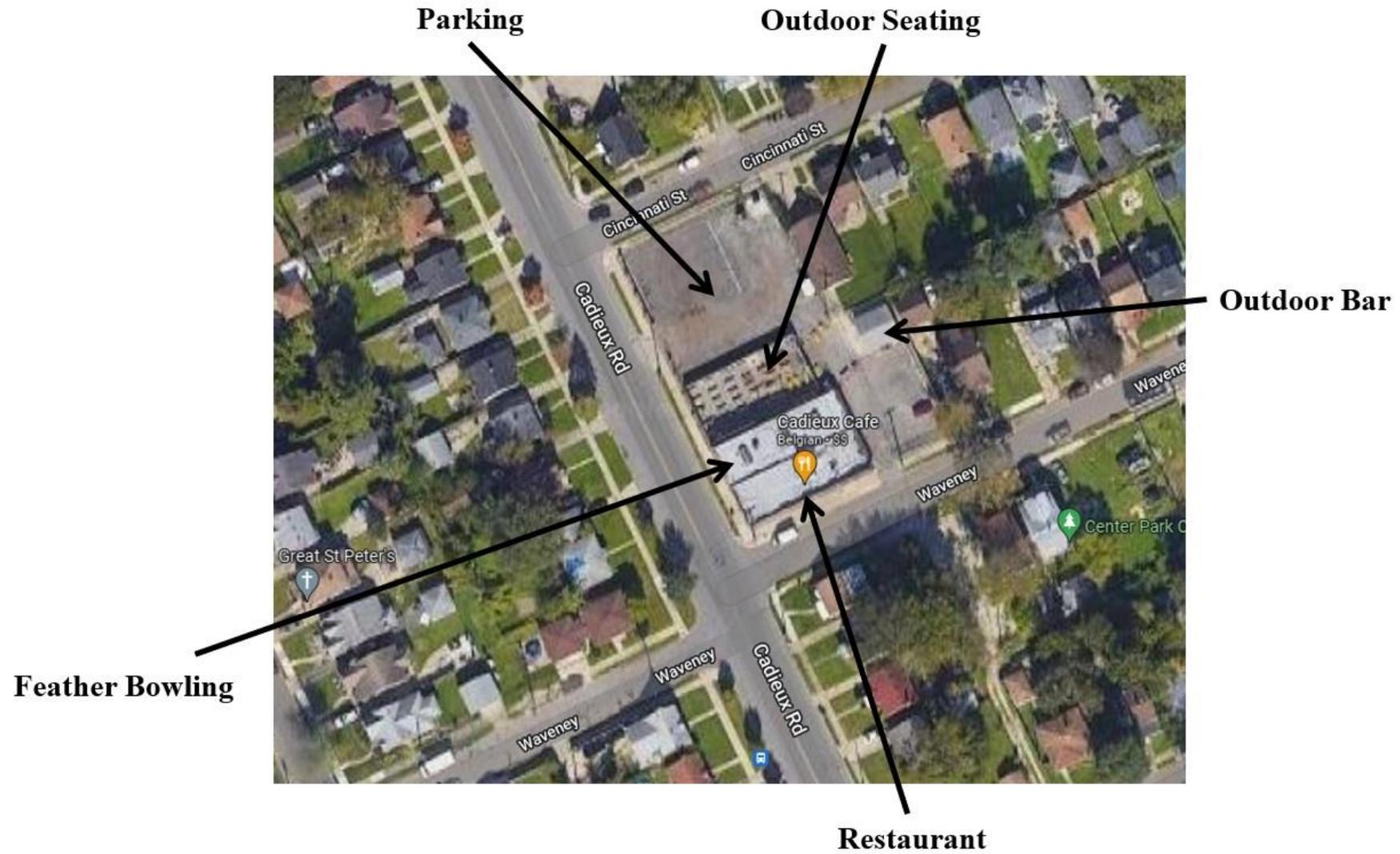
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Background and Request

- CPC Staff received a request from Cadieux Real Estate, LLC to rezone the 8 parcels from **R1 to B4** in order to align the historic and current use of parcels with current zoning and allow for proper permitting for its expansion.
- The subject property contains Cadieux Café, a restaurant that has operated on the site for over 80 years.
- Founded in 1930's as a speakeasy
- Feather bowling alleys, Belgian culture and cuisine





View looking North on Cadieux Rd.



View looking East on Waveney St.



View looking South on Cadieux Rd.



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View looking West on Waveney Rd.



View Of Off-Street Parking



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View Of Staff Parking and Adjacent Residential



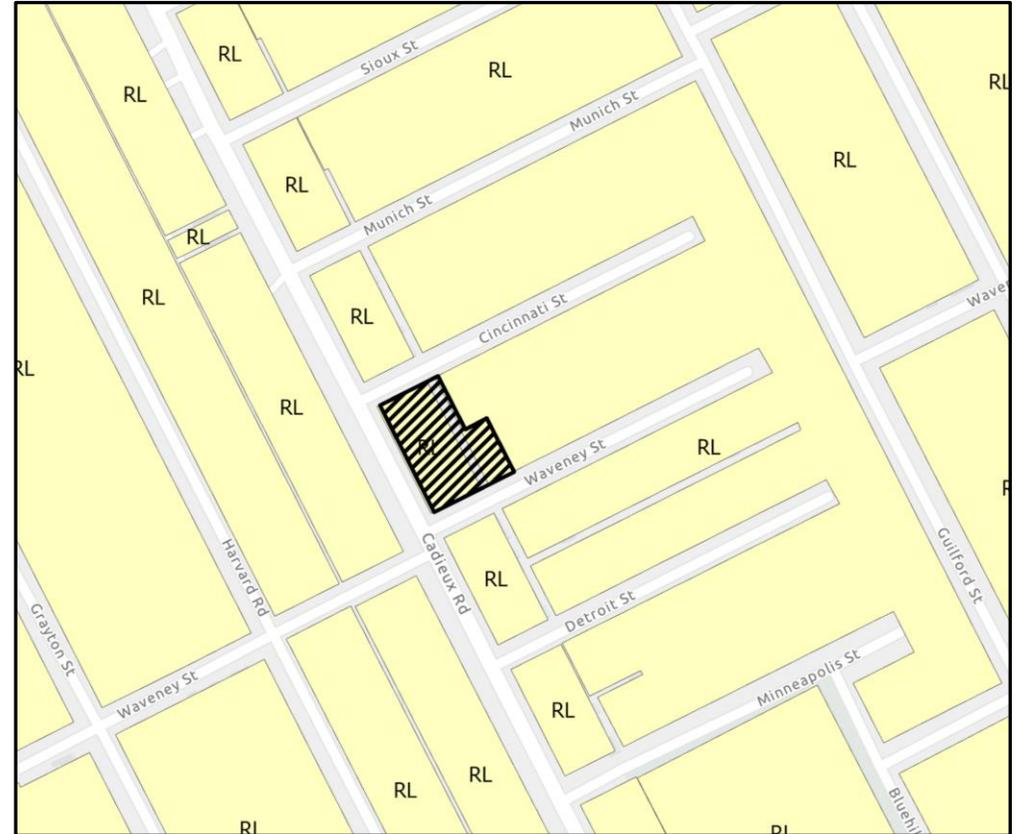
View Of Outdoor Seating



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Master Plan Designation : Low Density Residential (RL)

- Finney Area of Neighborhood Cluster 3
- Future Land Use Map : Low Density Residential (RL)
- PDD found the proposed rezoning to be generally consistent due to its small site
- PDD requested that permit status of the parking lot, fence, outdoor patio, and building uses be verified, and any uses without be legalized or ceased.



Community Engagement and CPC Public Hearing

- The petitioner presented their intention to rezone Cadieux Café to the East English and Cornerstone Village Neighborhood Associations
- Both associations expressed support
- CPC received additional letter of support from residents
- On September 29, 2022, CPC held a public hearing on the proposed rezoning
- 3 members of the public spoke, all in support



Recommendation

- The City Planning Commission voted on September 29, 2022 to recommend approval of the rezoning request.
- In addition to the recommendation for approval, the commission recommended that additional screening and buffering of adjacent residential be added.