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**City Planning Commission Regular Meeting**  
**October 6, 2016, 4:45 PM**  
**Committee of the Whole Room**  
**13th Floor – Coleman A. Young Municipal Center**  
**Woodward at Jefferson**  
**(use Randolph Street entrance after 5:30 PM)**

**AGENDA**

**I. Opening**

- A. Call to Order – 4:45 PM
- B. Roll Call
- C. Amendments to and Approval of Agenda

**II. Minutes**

- A. The minutes for past meetings will be distributed for the Commission's review and action at a subsequent meeting.

**III. Public Hearings and Presentations**

- A. **4:55 PM Public Hearing** – Request of Mona Ross-Gardner to amend Article XVII, District Map 4, of the 1984 Detroit City Code, Chapter 61, Zoning, to modify the provisions of the existing PD-H (Planned Development District-Historic) zoning classification established by Ordinance 25-96 for the property commonly known as 2458 Brush Street and also 419 and 429 E. Fisher Fwy to allow for a banquet hall facility as defined in Sec. 61-16-41 of the Detroit Zoning Ordinance, including the sale and consumption of alcoholic beverages on the premises. (KJ) **50 mins**
- B. **5:45 PM Public Hearing** - to consider the requests of (3) three separate petitioners (the Detroit Catholic Pastoral Alliance, Giffels & Webster, on behalf of Baltimore Station, LLC, and the Town Partners) for the rezoning of separate properties for which each has legal interests and also to consider the request of the City Planning Commission staff as a co-petitioner for a broader area inclusive of the three petitioners properties to amend Map. No. 8 of Chapter 61, Article XVII of the 1984 Detroit City Code, Zoning, to approve a rezoning from the B4 (General Business District), M3 and M4 zoning classifications to an SD2 (Special Development District, Mixed Use) zoning classification for land generally bounded by East Grand Boulevard on the north, Hastings Street on east, the Michigan Consolidated railroad tracks on the south and the

north/south alley first east of Woodward (excluding the B4 property at the southwest corner of East Grand Boulevard and John R.) (KJ/RB) *60 mins*

- C. 6:45 PM Public Discussion** - Request of Intersection Consulting Group on behalf of 262 Mack, Mack Investments I, LLC to approve site plans and elevations for a Planned Development (PD) zoning classification within Article XVII, District Map No. 4, of the 1984 Detroit City Code, Chapter 61, Zoning for a development on property commonly referred to as 262 Mack Avenue. (KJ/RB) *30 mins*

#### **IV. Unfinished Business**

- A.** Consider the request of Neumann Smith Architecture on the behalf of their client, Riverfront Holdings Inc., to amend Article XVII, District Map 2, of the 1984 Detroit City Code, Chapter 61, Zoning, and the provisions of the existing PD (Planned Development District) zoning classification established by Ordinance 17-H and subsequently modified by Ordinances 21-89, 21-98, 25-03 and 28-04 for property generally bounded on the north by E. Jefferson Ave., on the east by Beaubein St., on the south by the Detroit River and on the west by Randolph St. extended south to the River. (RB/MT) *30 mins*
- B.** Consider the request of the Material Asset Management, LLC to amend Article XVII, District Map 62 of the 1984 Detroit City Code Chapter 61, 'Zoning' by showing a B4 (General Business District) zoning classification where R5 (Medium Density Residential District) zoning classifications currently exist on two (2) parcels generally bounded by W. Eight Mile Road to the north, Woodward Avenue to the east, Woodstock Drive to the south and Queenston Place to the west. (GE) *30 mins*

#### **V. New Business**

#### **VI. Committee Reports**

#### **VII. Staff Report**

#### **VIII. Communications**

#### **IX. Public Comment**

#### **X. Adjournment** (anticipated by 8:45 PM)

**NOTE:** An interpreter for the hearing impaired will be present at the meeting if requested at least 48 hours in advance. To request an interpreter, please call 313-224-4946.