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**City Planning Commission Regular Meeting**  
**November 3, 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. **5:30 PM Public Hearing** – The request of Develop Detroit and Hartford PVM LLC amend Article XVII, Map 5, of the 1984 Detroit City Code, Chapter 61, Zoning, and modify the provisions of the existing PD-H (Planned Development District) zoning classification established by Ordinance 833-G at the property commonly referred to as 4444, 4500 and 4520 Trumbull as well as 1303 W. Forrest. (KJ) *50 mins*

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

- A. Consideration of the proposed text amendment to the Detroit Zoning Ordinance, Chapter 61 of the 1984 Detroit City Code, to amend the provisions of SD1-Special Development District-Small-Scale, Mixed-Use and the SD2-Special Development District, Mixed-Use zoning classifications. (TB/KJ) *30 mins*
- B. Consideration of the request of Nassar Management LLC to amend Article XVII, Map No. 41 of the 1984 Detroit City Code, Chapter 61, Zoning, to show an B4 (General Commercial) where a R2 (Two Family Residential) zoning district is shown on a portion of the property located at 4800 West Fort Street and on 746 Morrell Street, and of the City Planning Commission to show a B1 (Restricted Business District) where a R2 zoning classification is shown on property at 750, 754, and 762

Morrell, all of which are on the north side of West Fort Street and on the east side of Morrell Street. (TB) *30 mins*

- C. Consideration of the 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) *20 mins*
  
- D. Consideration of 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 Article XVII, Map. No. 8 of the 1984 Detroit City Code, Chapter 61, Zoning, by rezoning from the B4 (General Business District), M3 (General Industrial District) and M4 (Intensive Industrial District) zoning classifications to an SD2 (Special Development District, Mixed Use) zoning classification of 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) *30 mins*
  
- E. Consideration of the request of Intersection Consulting Group on behalf of 262 Mack, Mack Investments I, LLC to approve site plans and elevations for an existing PD (Planned Development District) zoning classification shown in Article XVII, 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) *20 mins*

**V. New Business**

**VI. Committee Reports**

**VII. Staff Report**

**VIII. Communications**

**IX. Public Comment**

**X. Adjournment** (anticipated by 8:30 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.