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**City of Detroit**  
**CITY PLANNING COMMISSION**  
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**City Planning Commission Regular Meeting**  
**September 8, 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 Continued Public Hearing** - to consider the request of Mr. Ali Alfasih d/b/a Modern Auto Parts, respectively, to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,' by amending Article XVII, District Map No. 70 by showing an M4 (Intensive Industrial District) zoning classification where a B4 (General Business District) and M3 (General Industrial District) zoning classification currently exist on two (2) parcels commonly identified as 14400 Plymouth Road and 11675 Mark Twain Avenue. (GE)  
*35 mins*
- B. **5:30 PM Public Hearing** - to consider the request of the City of Detroit Planning and Development Department on the behalf of the developer RHEAL Capital Management to amend Article XVII, District Map 4, of the 1984 Detroit City Code Chapter 61, Zoning, by **modifying the provisions of the existing PD-H (Planned Development District Historic) zoning classification** established by Ordinance 25-96 for approximately 0.945 acres of land generally bounded by Winder Street to the north, Beaubien Street to the east, the Fisher Freeway Service Drive (south bound) to the south and Brush Street to the west. This request is being proposed in order to allow for a mixed-use residential development with attached neighborhood scale retail, public pocket park green space and supportive parking.

Also to consider concurrently the related request of RHEAL Capital Management to approve the site plan and building elevations for an existing PD (Planned Development) zoning classification on approximately 3.4 acres of adjacent land generally bounded by the east/west alley first south of Alfred Street to the north, Brush Street to the east, Winder Street to the south, and John R. to the west. (This portion of the overall project, is consistent with the provisions of the existing PD and does not require PD modification.) (KJ) *45 mins*

- C. 6:15 PM Public Hearing** – to 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 Beaubien St., on the south by the Detroit River and on the west by Randolph St. extended south to the River. (RB, MT) *45 mins*

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

##### **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.