

Lesley Carr Fairrow, Esq.  
Chairperson  
Lisa Whitmore Davis  
Vice Chair/Secretary

**City of Detroit**  
**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: cc-cpc@detroitmi.gov

Brenda Goss Andrews  
David Esparza, AIA, LEED  
Alton James  
Daniel Klinkert  
Frederick E. Russell, Jr.  
Angy Webb  
Roy Levy Williams

**City Planning Commission Regular Meeting**  
**November 17, 2016, 4:45 PM**  
**Committee of the Whole Room**  
**13th Floor – Coleman A. Young Municipal Center**  
**Woodward Ave. at E. Jefferson Ave.**  
**(use E. Jefferson Ave or Larned Street entrances 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** – The request of Brush Park Development, LLC to amend Article XVII, District Map 4, of the 1984 Detroit City Code, Chapter 61, Zoning, and modify the provisions of the existing PD-H (Planned Development District Historic) zoning classification established by Ordinance 39-07 on approximately one (1) acre of land generally bounded by Erskine to the north, Brush Street to the east, Watson Street to the south and John R. Street to the west. (KJ) **50 mins**
- B. **5:45 PM Public Hearing** – The request of SDG Associates on the behalf of their client, Greektown Casino LLC to amend Article XVII, District Map 2, of the 1984 Detroit City Code, Chapter 61, Zoning, and the provisions of the existing SD5 (Special Development District, Casinos) zoning classification established by Ordinance 24-06, which was subsequently modified by Ordinance 05-10 and also established by Ordinance 30-11 for property bearing the SD5 zoning classification within the area generally bounded on the north by Macomb, on the east by the southbound I-375 Service Drive, on the south by the Lafayette St. and on the west by Beaubien St and more specifically located at 555 East Lafayette Avenue; 508, 562, and 570 Monroe Street, 1041 Saint Antoine Street, 500 and 666 Macomb. (MT) **45 mins**
- C. **6:30 PM Public Hearing** – the request of Emily Peterson and Antonio Luck in conjunction with Katrina Lockhart d/b/a Karasi Development Group, LLC, to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,' by amending Article XVII, District Maps Nos. 9 and 48

by showing an SD1 (Special Development District – Small-Scale, Mixed-Use) zoning classification where R1 (Single-Family Residential District), R2 (Two-Family-Residential District) and B4 (General Business District) zoning classifications currently exists on ten (10) parcels commonly identified as 9102, 9112, 9120, 9138, 9306, 9321, Rosa Parks Boulevard, 1732, 1735, 1740, 1741 Atkinson Avenue. (GE) **30 mins**

- D. 7:00 PM Public Discussion** – Proposal of Triton Properties for the construction of community facility to be developed adjacent to the Detroit River in the Harbortown community, which is located within an existing PD (Planned Development District) Zoning Classification. The facility was previously reviewed by the Commission and approved by the City Council in 2013. (TB) **30 mins**

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

- A.** 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) **20 mins**
- B.** Consideration of the request of Mr. Ali Alfasih d/b/a Modern Auto Parts, 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) **20 mins**

#### **IV. New Business**

#### **V. Committee Reports**

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

#### **VIII. Communications**

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

#### **X. Adjournment** (anticipated by 9:00 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.