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City Planning Commission Regular Meeting
February 4, 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** to consider the request of Mr. Badrul Choudhury to amend Article XVII District Map No. 16, of the 1984 Detroit Code Chapter 61, Zoning, to show a B6 (General Services) district classification where a B4 (General Business) district classification currently exists at the property commonly known as 4314 E. McNichols, located on the southeast corner of E. McNichols at Sunset. The petitioner is proposing to use the existing property for poultry slaughter and processing facility. (KU) (SAME DAY ACTION REQUESTED) **35 mins**
- B. **5:30 PM Public Hearing** to consider the request of Fusco Schaffer & Pappas Inc. to amend Article XVII, District Map 65, of the 1984 Detroit City Code Chapter 61, Zoning, and the provisions of the existing PD (Planned Development District) zoning classification established by Ordinance 29-06 and currently shown on property generally bounded by the alley first west of Lindsay Avenue, Santa Maria Avenue, the vacated alley first east of Biltmore Avenue, and the alley first north of W. McNichols Road. The petitioner, in conjunction with the developer, Norstar Development USA, L.P., plans to construct 160 units of senior housing on the subject property. The development proposal includes 20 duplex units, and two (2) 70 unit, three story apartment buildings. The proposal also calls for on-site parking and landscaped areas. (MT) (SAME DAY ACTION REQUESTED) **40 mins**

IV. Unfinished Business

- A.** Consideration of the request of Norstar Development USA, L.P (developer) and the Detroit Housing Commission to modify the plans for the existing PD (Planned Development District) zoning classification presently shown on land comprising the central portion of the former Herman Gardens Housing Complex now known as Gardenvue Estates, which is generally bounded by Joy Road, Tireman Street, Asbury Park Avenue, and the Southfield Freeway. The request would modify the existing PD created by ordinance #15-10 of 2010 and amend Article XVII, District Map No. 40 of Chapter 61 of the 1984 Detroit City Code, Zoning. (MT) **30 mins**

- B.** Consideration of the request of Brush Park Development Partners LLC to modify the provisions of an existing PD-H (Planned Development District - Historic) zoning district created by Ordinance 37-98 for 8.4 acres of land generally bounded by John R. Ave., Edmund Place, Brush St. and the alley first south of Alfred St. as well as the properties at the southwest corner of John R and Alfred and the southeast corner of Brush and Alfred, where the developer proposes to construct 350–400 units of housing with complementary ground floor retail, open green space, and supportive parking concurrently with the preservation and renovation of four existing historic structures. (MT) **40 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.