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City Planning Commission Regular Meeting
January 21, 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)

REVISED

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

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 Gardenview 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) (TENTATIVE) **30 mins**
- B. Consideration of a text amendment to revise Sec. 61-12-226(1) and Sec. 61-14-45 to limit the prohibition against bicycle tracks/velodromes near land zoned residential to only outdoor bicycle tracks/velodromes and to revise the off-street parking standard for indoor commercial recreation. (The public hearing on this matter was held on June 18, 2015) (RB) **20 mins**
- C. Consideration of a three-part text amendment to the Detroit Zoning Ordinance, Chapter 61, of the 1984 Detroit City Code addressing Solar Generation Stations, Used Motor

Vehicle Sales Room and Sales Lots, and Residential Use combined with Permitted Commercial Uses. (RB) *30 mins*

- D.** Consider of the request of the Planning and Development Department on behalf of DTE to amend Article XVII, District Map 69 of the 1984 Detroit City Code Chapter 6, Zoning by showing a PR (Parks and Recreation) zoning classification where an R1 (Single-Family Residential) zoning classification currently exists on a parcel commonly identified as 15810 Capitol Avenue (the former O’Shea Recreation Center). (GE) *20 mins*
- E.** Consideration of the request of Olympia Coney Island to amend Article XVII, District Map No. 66 of the 1984 Detroit City Code Chapter 61, Zoning to show a B4 (General Business) district classification where a B2 Local Business and Residential) district classification currently exists on property commonly known as 15425 West McNichols Road. (KJ) (TENTATIVE) *20 mins*
- F.** Consideration of the request of 3720 Gratiot LLC to Article XVII amend, District Map No. 12 of the 1984 Detroit City Code Chapter 61, Zoning to show a B4 (General Business) district classification where a B2 (Local Business and Residential) district classification currently exists on property commonly known as 3720 Gratiot Avenue located on the south side of Gratiot Avenue between Sylvester Street and Mt. Elliott Avenue (KJ) *20 mins*
- G.** 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. (STAUS REPORT) (MT) *40 mins*

V. New Business

VI. 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.