

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
January 7, 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 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) **35 mins**
- B. **5:30 PM Project Update and Preview** – to consider 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**
- C. **5:50 PM Public Hearing** – to consider 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) **30 mins**

D. 6:20 PM Public Hearing - to consider 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) *30 mins*

E. 6:50 PM Public Hearing - to consider 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) *60 mins*

IV. Unfinished Business

A. Consideration of the request of Rainbow Childcare Center in conjunction with the Detroit Medical Center to approve site plan and building elevations for a PD (Planned Development) zoning classification on District Map No. 4 of the Detroit Zoning Ordinance, Chapter 61, Article XVII of the 1984 Detroit City Code, for property located on the southwest corner of Mack Avenue and Brush Street, more specifically known as 308, 314 and 320 Mack Avenue and also 3511 Brush Street, to construct a child care center on properties generally bounded by Mack Avenue, Brush. (KJ) *20 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.