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NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226 at the date and time listed below. Virtual attendance is strongly encouraged as, pursuant to public health guidelines, the meeting room may be subject to space limitations. To attend the meeting virtually, please the link toward the end of this notice.

THURSDAY, FEBRUARY 22, 2024 AT 5:15 PM

to consider the request of the New Investment Properties 1, LLC, on behalf of Michigan Central Development, to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, Section 50-17-44, *District Map No. 42* of the 2019 Detroit City Code, to show a B5 (Major Business District) zoning classification where an M4 (Intensive Industrial District) zoning classification is currently shown on land generally bounded by Lacombe Dr, 15th Street, Bagley Avenue, 16th Street, Newark Street, and Vernor Hwy (formerly 16th Street), more commonly known as 2001 15th Street and 2091 15th Street. The location of the proposed rezoning is indicated on the accompanying map.

The proposed map amendment (rezoning) is being requested to accommodate a proposed mixed-use office, retail, and hospitality (hotel) use within the former train station building that was historically used as a passenger rail operations and transportation terminal.

The pertinent zoning district classifications are described as follows:

B5 – Major Business District

The B5 Major Business District is designed to provide adequate regulations within the Central Business District, the New Center Area, and may be successfully utilized in other regionally oriented shopping and office areas.

M4 – Intensive Industrial District

The M4 Intensive Industrial District will permit uses which are usually objectionable and, therefore, the district is rarely, if ever, located adjacent to residential districts. A broad range of uses is permitted in this district. New residences are prohibited with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

Zoning map amendments (rezonings) require approval by the City Council following a separate public hearing conducted by the Council. The Council considers the matter upon receipt of a report and recommendation from the City Planning Commission. This zoning map amendment request

is being considered consistent with the provisions of Article III, Divisions 2, 3, and 4 of Chapter 50, Zoning, of the 2019 Detroit City Code.

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies, for the record, to the City Planning Commission via U.S. Mail at the address at the top of this letter, or e-mail to cpc@detroitmi.gov. Public comment/testimony may be given at the appropriate times when called for during the meeting. If you desire to speak and are attending the meeting online, press the “raise your hand” icon at the bottom of the screen or press ALT-Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone, press *-9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion and Opportunity at 313-224-4950. For further information on this proposal or the public hearing, please call (313) 224-6225.

To participate virtually in the CPC meeting, please use the following options.

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlc2N3U%20T09>

Or iPhone one-tap:

US: +12678310333,96355593579# or +13017158592,,96355593579#

Or by Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 213 338 8477 or +1 253 215 8782 or +1 346 248 7799 Webinar ID: 963 5559 3579

CPC Webpage: <https://detroitmi.gov/government/commissions/city-planning-commission>



Rezoning shown within hashed line. The shaded-striped area is proposed to be rezoned from M4 to B5.