# 5:15 PM PUBLIC HEARING

The request of petitioner Anthony Watts and the City of Detroit City Planning Commission to rezone land generally bounded by Harper Avenue, Van Dyke Avenue, East Edsel Ford Service Drive, and Baldwin Avenue, from the current B3 (Shopping District) zoning classification to a B4 (General Business District) zoning classification.

# Council District 3, Airport Sub



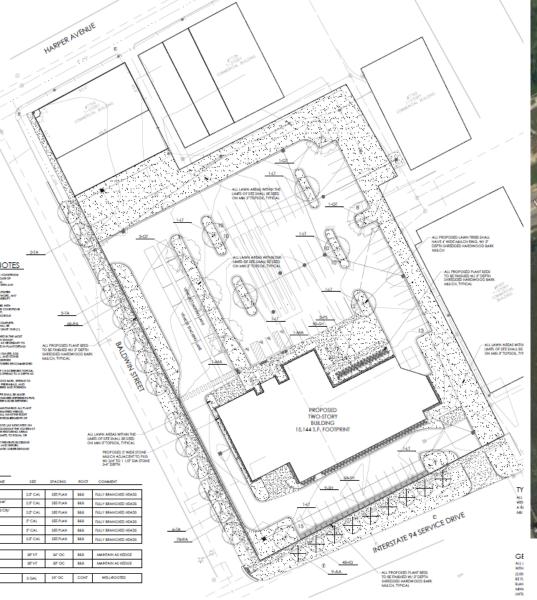
### SW of Harper Ave & Van Dyke Ave

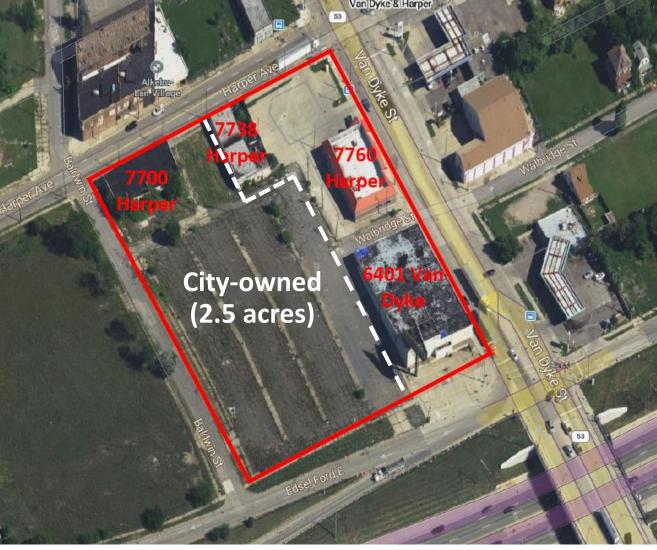


### SW of Harper Ave & Van Dyke Ave



# CPC Co-petitioner (east half)





# Development Site (MPD lot)



# 6401 Van Dyke





# 7760 Harper





# 7738 Harper





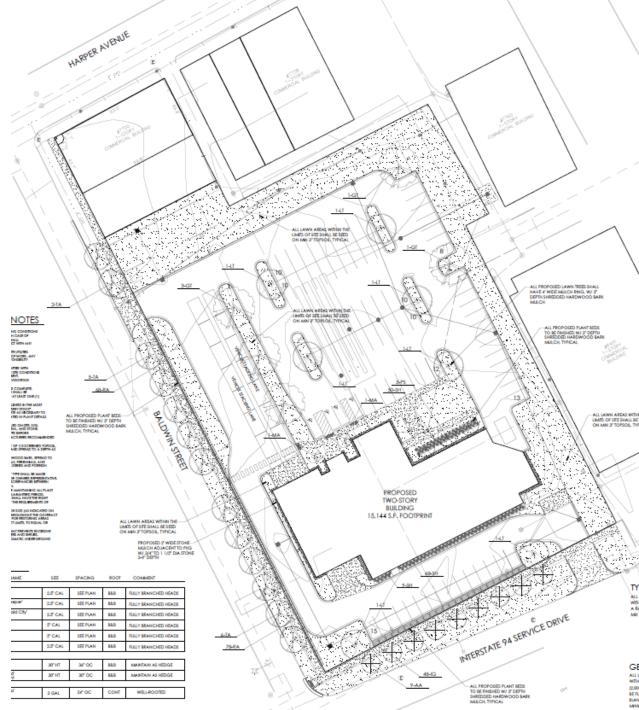
# 7700 Harper



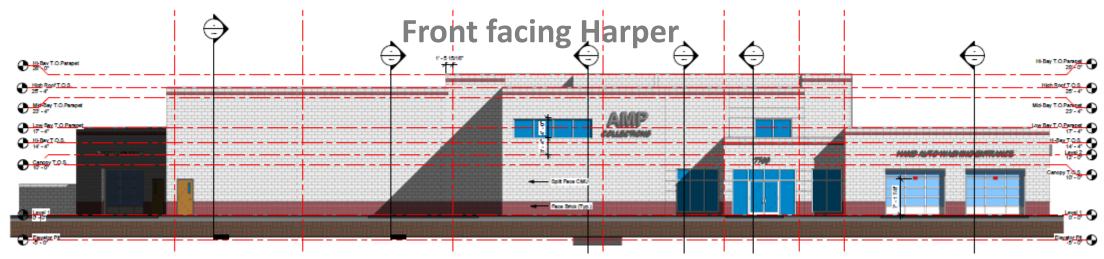
# Proposal

- B4 requested to permit a Car Wash
- Conditional Use approval required
- Development site 2.5 acres
- Two-story building (15,144 sf footprint)
- First floor: car wash and detailing shop, convenience store and other areas
- Second floor: VIP room, barber and beauty shop with reception





### **Proposed Elevations**





**CITY PLANNING COMMISSION** 

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# Next Steps

- B4 requested to permit a Car Wash
- Conditional Use approval required
- Development site 2.5 acres
- Two-story building (15,144 sf footprint)
- Community meeting held on Feb. 3
- Applicant has attempted to contact immediate neighbors
- P&DD Master Plan consistency findings to be provided at next CPC meeting
- CPC may provide a recommendation at a future meeting

