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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 use the link toward the end of this notice.

THURSDAY, MARCH 7, 2024 AT 5:15 PM

to consider the request of co-petitioners Anthony Watts and the City of Detroit City Planning Commission to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, Section 50-17-26, *District Map No. 24*, of the 2019 Detroit City Code, to show a B4 (General Business District) zoning classification where a B3 (Shopping District) zoning classification is currently shown on land generally bounded by Harper Avenue, Van Dyke Avenue, East Edsel Ford Service Drive, and Baldwin Avenue, more commonly known as 7700 Harper, 7724 Harper, 7730 Harper, 7738 Harper, 7746 Harper, 7760 Harper, 6401 Van Dyke, and 7844 East Edsel Ford. The proposed map amendment (rezoning) is being requested to accommodate a proposed development that would include a motor vehicle washing and detail shop, barber shop, and beauty shop on a vacant former municipal parking lot.

The pertinent zoning district classifications are described as follows:

B3 – Shopping District – Current

The B3 Shopping District provides for a range of convenience and comparison shopping goods stores, which are generally grouped into neighborhood and community shopping centers, depending on the size of the area so mapped. Uses permitted are inclusive enough to allow for the provision of a broad range of goods and services for the consumer, and to allow for as much freedom and healthy competition in the commercial real estate market and commercial activities as is commensurate with other community values.

B4 – General Business District – Proposed

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other business, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

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=TTloMzN5M3pmU1RKNXp1MjJlczN3U%20T09>

Or iPhone one-tap:

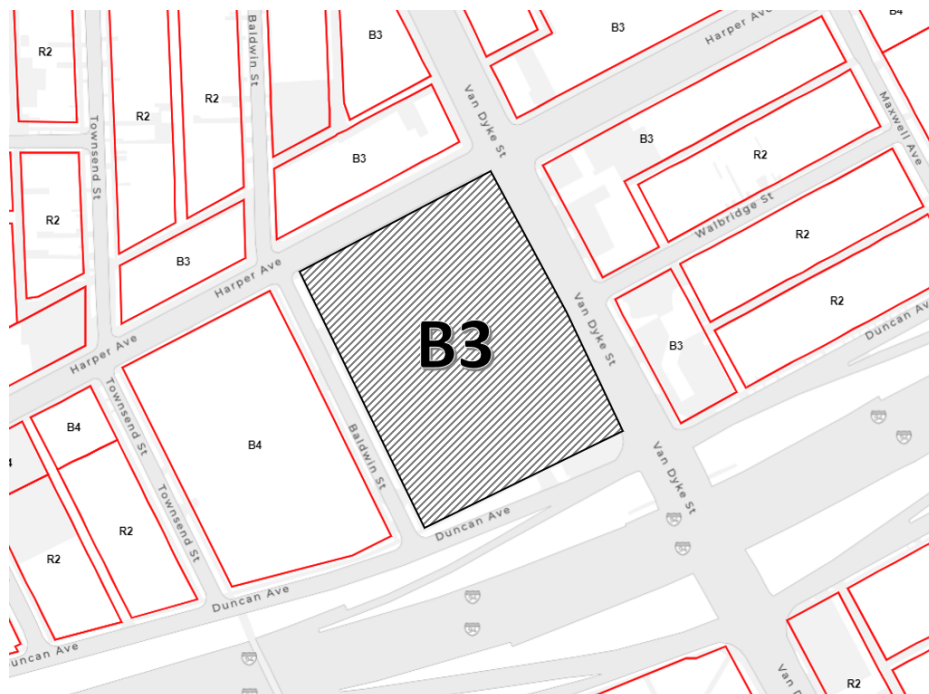
US: +12678310333,96355593579# or +13017158592,,96355593579#

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>



Hatched area is proposed to be rezoned from B3 to B4