

# NOTICE OF PUBLIC HEARING

The Detroit City Planning Commission will conduct a public hearing on a proposed amendment to the Detroit Zoning Ordinance in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, Two 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 will be subject to space limitations. To attend the meeting virtually, please use the link toward the end of this notice.

**THURSDAY, SEPTEMBER 29, 2022 AT 6:00 PM**

to consider the request of Anthony Askew and the City Planning Commission staff as a co-petitioner to amend Article XVII, Section XVII, 50-17-4, District Map No. 3 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a SD1 (Special Development District, Small-Scale, Mixed Use) zoning classification where an R2 (Two-Family Residential District) zoning classification is currently shown on approximately ten parcels commonly known as 3442, 3436, 3432, 3426, 3422, 3416, 3408 Cochrane Street, 1581, 1589 Martin Luther King Jr. Blvd. and 1600 Sycamore Street, generally bounded by Martin Luther King Jr. Blvd. on the north, Trumbull Street on the east, Sycamore Street on the south, and Cochrane Street on the west. The location of the proposed rezoning is indicated as the outlined area on the accompanying map.

The proposed map amendment is being requested to allow for the construction of a mixed-use development with approximately 16 residential units and commercial space with parking on-site.

## R2 – Two-Family Residential District

The R2 Two-Family Residential District is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

## SD1 – Special Development District, Small-Scale, Mixed-Use

The SD1 Special Development District is designed to encourage a complementary mixture of small-scale pedestrian and transit-oriented uses that are compatible in a neighborhood setting. It is intended to ensure a neighborhood character and place a proper balance of activities within walking distance of one another while serving the day-to-day needs of residents.

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

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 e-mail at [cpc@detroitmi.gov](mailto: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 & 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=TTl0MzN5M3pmU1RKNXp1MjJlczN3UT09>

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):

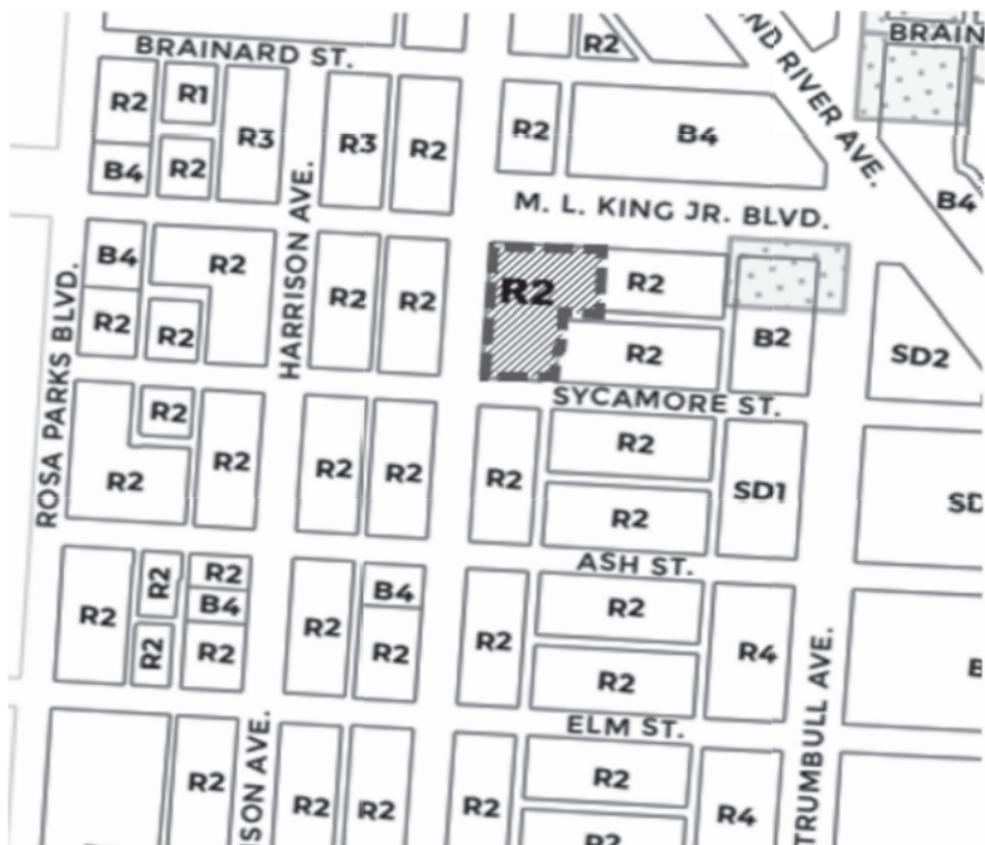
US: **+1-267-831-0333** or **+1-301-715-8592** or **+1-312-626-6799** or

**+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>



**Proposed parcels to be rezoned are highlighted**