

# City of Detroit

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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. Both in-person and virtual attendance are options to participate. Pursuant to public health guidelines and limited room capacity, if anyone has cold, flu, COVID symptoms or other contagious condition, virtual attendance is strongly encouraged. To attend the meeting virtually, please use the link toward the end of this notice.

### **THURSDAY, FEBRUARY 6, 2025, AT 5:15 PM**

The public hearing is to consider the request of co-petitioner's Leandra King, Herman Stacy the in conjunction with the City Planning Commission to amend Article XVII, Section 50-17-10, District Map No. 9 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development, Small-scale mixed-use) zoning classification where the R2 (Two-Family Residential District), R5 (Medium Density Residential District) and R6 (High Density Residential District) zoning classifications are shown for properties commonly known as 11534 Woodrow Wilson Avenue, also 1540, 1550, 1636 Lawrence Street, and 1551, 1537 Burlingame Street, generally bounded by Rosa Parks Boulevard, the east/west alley first north of Lawrence Street, Woodrow Wilson Avenue Burlingame Street, the John C. Lodge Freeway, and Lawrence Street (see map below).

The proposed map amendment is being requested at 1636 Lawrence Street to permit a residential unit(s), a bed and breakfast, and retail services for a farm and cider operation. The petitioner at 1551 Burlingame is petitioning for a separate amendment in order to permit a childcare center and school, retail bookstore, coffee shop, office for counseling services, as well as a gallery and rental hall. The remaining parcels are the initiative of CPC staff to maintain zoning consistency if the petition were to be adopted.

#### **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.

#### **R5 – Medium Density Residential District**

The R5 Medium Density Residential District is designed to provide for a range of residential development from the single-family detached dwelling to medium-density multiple-family dwellings. The primary use in this district will be the rental apartment structure. In addition to permitted residential uses, certain specified non-residential uses which can be properly blended into this district may be permitted.

#### **R6 – High Density Residential District**

The R6 High Density Residential District is designed as a high-density multiple-dwelling district to be used primarily in areas adjacent to the Central Business District, the New Center Area, the Cultural Center, the waterfront, certain large City parks, and other areas, which have a high concentration of persons and land values. This district will permit a range of living accommodations, from the low-density dwelling up to very high-density dwellings, including institutions and residentially related uses, and will permit certain specified service and convenience-type commercial uses of a character unlikely to develop excessive traffic but which will serve the residents of the immediate area. Single-family detached and two-family dwellings will not be permitted in this district by-right, but may be allowed as conditional uses.

**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. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

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 U.S. Mail at the above address or 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=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09>

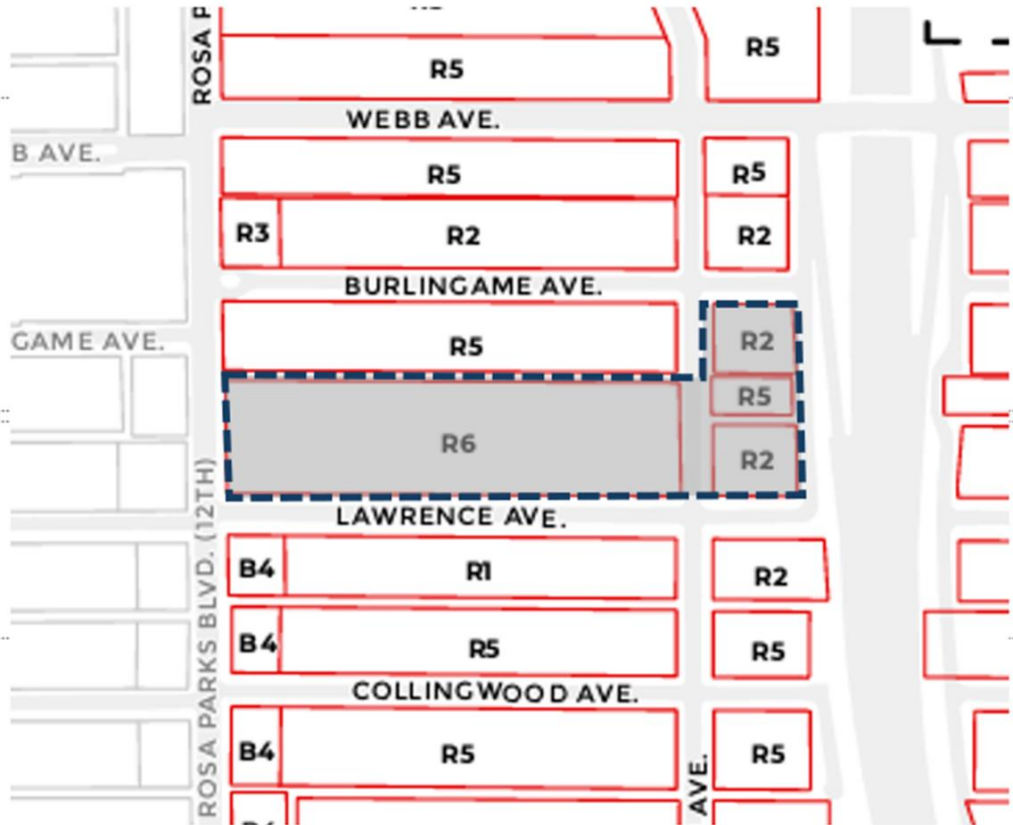
*Or iPhone one-tap:*

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



THE PROPOSED REZONING IS INDICATED BY THE SHADED AREA