

City of Detroit

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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, MARCH 20, 2025, AT 5:15PM

The public hearing is set in order to consider the request of Fusco, Shaffer & Pappas, Inc, on behalf of the Church of the Messiah Housing Corp.in conjunction with the Detroit City Planning Commission as co-petitioner to amend Article XVII, Section 50-17-31, District Map No. 29 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an R5 (Medium Density Residential) where an R2 (Two-Family Residential) zoning classification is shown at 2124 Field Street, 2138 Field Street, 2148 Field Street, 2158 Field Street, 2166 Field Street, 2172 Field Street, and 2184 Field Street. The subject properties are generally bounded by E. Vernor Hywy, to the north, Field Street to the west, Kercheval Street to the south, and Sheridan Street to the east. The proposed rezoning is indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested to permit the currently vacant parcels to be developed with a 29 unit 3-story apartment building designated for affordable family housing. The existing R2 zoning classification does not allow for this type of use within this zoning district.

R2 – Two-Family Residential

This district is designed to protect and enhance areas developed or likely to be developed with single- or two-family dwelling units. This district promotes a suitable environment for homes and for activities with family life.

R5– Medium Density Residential

This district is intended to accommodate a range of residential developments, from single-family detached homes to medium-density multifamily dwellings. The district primarily supports rental apartment buildings while allowing certain non-residential uses that can be appropriately integrated into the community.

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. 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>

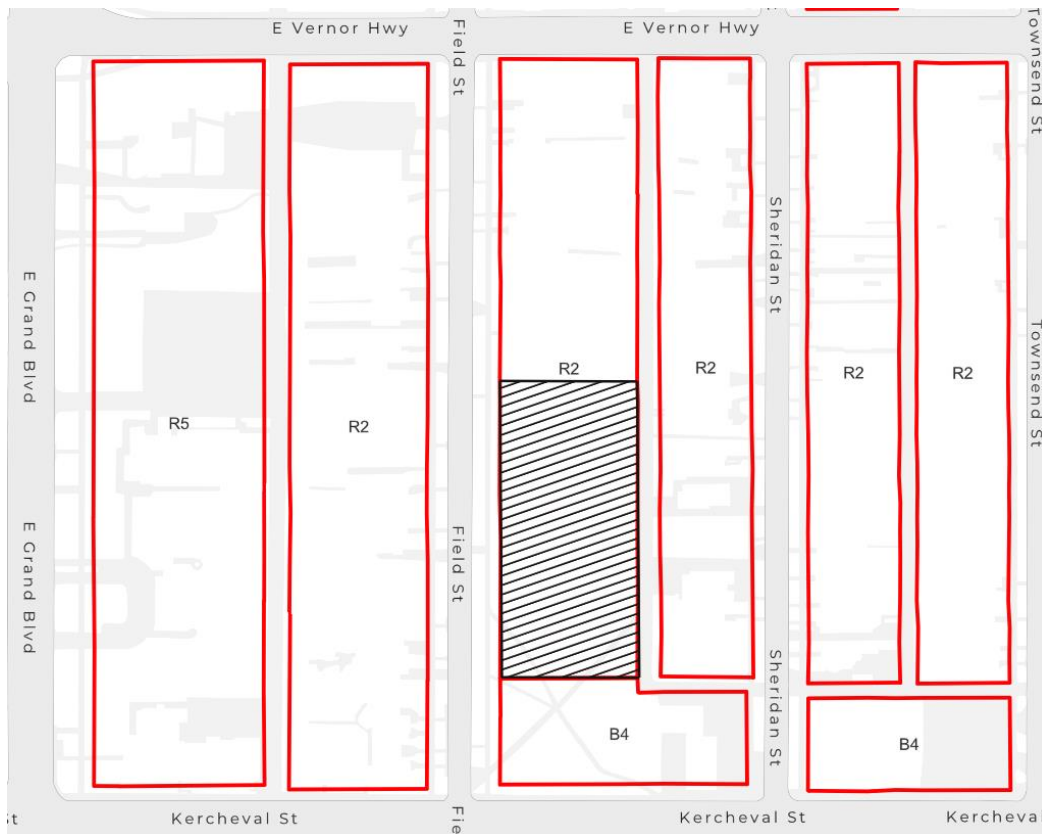
Or iPhone one-tap:

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



Highlighted area is proposed to be rezoned from R2 to R5