LAND USE AND TRANSPORTATION COMMITTEE

FINDING OF FACTS

MOTION OF THE CHAIR OF THE LAND USE AND PLANNING COMMITTEE: THE CITY COUNCIL ADOPTS THESE FINDINGS OF FACT CONCERNING THE REZONING OF

City Council Bill No. 15-0477

Rezoning - 4526, 4600, 4618, 4622, and 4624 O'Donnell Street

1. **Boundaries of the Neighborhood:**
   The subject properties lie within Section B of the Greektown PUD, which is located in the Greektown neighborhood and bounded by Foster Avenue, Oldham Street, O'Donnell Street and the CSX right-of-way.

2. **Population Change:**
   The Greektown Redevelopment PUD is increasing the population in the immediate area by more than 250 households, which increases demand for more neighborhood commercial development.

3. **Availability of public facilities:**
   Adequate public facilities exist in this area for a wide range of uses.

4. **Present and future transportation pattern:**
   O'Donnell Street is a major transit corridor with direct access to I-895 and I-95 within a half-mile radius. Current transportation patterns are expected to remain generally the same within this area.

5. **Compatibility with existing and proposed development:**
   The proposed rezoning to B-3-1 is compatible with the zoning and land uses within the immediate Greektown area and the residential uses established in the PUD.

6. **Recommendations of the Planning Commission:**

   Approval   ☒

   Disapproval   ☐

7. **Recommendation of the BMZA:**

Approval   ☒

Disapproval   ☐

8. **Relation of the proposal to the City's Master Plan:**

Conforms   ☒

Does not conform   ☐

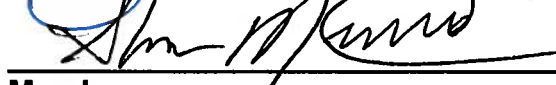9. **Changes in the character of the neighborhood:**
In this case, a rezoning would be justified on the basis of substantial changes in the character of the neighborhood, resulting from the development of the Greektown Redevelopment PUD.

10. **A mistake in the existing zoning classification:** N/A

LAND USE COMMITTEE:

_____   _____
Chairman   Member

_____   _____
Member   Member

_____   _____
Member   Member

_____   _____
Member   Member