

SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-63, *District Map No. 61*, to modify an existing PD Planned Development District established by Ordinance 15-97, but only for the property commonly known as 10755 West Seven Mile Road.

1 **BY COUNCIL MEMBER _____** :

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by
3 amending Article XVII, *Zoning District Maps*, Section 50-17-63, *District Map No. 61*, to modify
4 an existing PD Planned Development District established by Ordinance 15-97, but only for the
5 property commonly known as 10755 West Seven Mile Road.

6 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

7 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
8 *Maps*, Section 50-17-63, *District Map No. 61*, is amended as follows:

9 **CHAPTER 50. ZONING**

10 **ARTICLE XVII. ZONING DISTRICT MAPS**

11 **Sec. 50-17-63. District Map No. 61.**

12 For the property commonly known as 10755 West Seven Mile Road, and identified more
13 specifically as:

14 S SEVEN MILE W ALL OF 9 THRU 11; PT OF 8, 19, 20, 69 & 70 THAT PT OF VAC
15 MANOR AVE (60 FT WD) & VAC ALLEY ADJ MARYGROVE MANOR SUB L61 P67
16 PLATS, WCR 16/413 ALL DESC AS COMM AT INTSEC OF S LINE OF W SEVEN MILE
17 RD (WIDTH VARIES) & W LINE MONTE VISTA (60 FT WD) TH S 89D 01M 30S W
18 187.73 FT TO POB, TH S 01D 30M 07S E 160 FT; TH S 89D 01M 30S W 153 FT; TH N
19 01D 30M 07S W 160 FT; TH N 89D 01M 30S E 153 FT TO POB 16/413 0.56 AC OR 24,479
20 SQ FT

21 the existing PD Planned Development District established by Ordinance 15-97 is revised to replace
22 the original development regulations with the conditions set forth herein:


- 1 (1) That all development must be in accordance with the site plans, elevations, landscape,
2 lighting, and signage plans in the drawings dated 5/28/2023 and prepared by Ziad El-Baba
3 Engineering.
- 4 (2) That City Planning Commission staff are authorized to review and approve any decorative
5 fence installed and ensure that such fence is similar to the existing fence around the Home
6 Depot property located in and subject to the existing PD Planning District established by
7 Ordinance 15-97.
- 8 (3) That City Planning Commission staff are authorized to continue working with the applicant
9 to refine the design of the building in conjunction with Planning & Development's Design
10 Review team.
- 11 (4) That final site plans, elevations, lighting, landscape, and signage plans will be submitted
12 by the developer to the staff of the City Planning Commission for review and approval
13 prior to submitting applications for applicable permits.

14 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are
15 repealed.

16 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
17 health, safety, and welfare of the people of the City of Detroit.

18 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication
19 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)
20 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:



Conrad Mallett
Corporation Counsel