

SUMMARY

An ordinance to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-3, *District Map No. 2* to re-establish the plans, terms, and conditions of the PD (Planned Development) zoning classification on land generally bounded by Gratiot Avenue, Russell Street, and Maple Street established by Ordinance 2019-32 which has lapsed. Additionally, to show a PD zoning classification where a B4 (General Business District) zoning classification currently exists on the parcel commonly referred to as 1358 Gratiot Avenue to allow for residential units, retail and commercial space, a parking structure and institutional space.

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 50-17-3, *District Map No. 2*, to re-establish
4 the plans, terms and conditions of the PD (Planned Development) zoning classification on land
5 generally bounded by Gratiot Avenue, Russell Street, and Maple Street established by Ordinance
6 2019-32 which has lapsed. Additionally, to show a PD zoning classification where a B4 (General
7 Business District) zoning classification currently exists on the parcel commonly referred to as 1358
8 Gratiot Avenue to allow for residential units, retail and commercial space, a parking structure and
9 institutional space.

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

12 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
13 *Maps*, Section 50-17-3, *District Map No. 2*, is amended as follows:

14 **CHAPTER 50. ZONING**
15 **ARTICLE XVII. ZONING DISTRICT MAPS**

16 **Section 50-17-3. District Map No. 2.**

17 For the property generally bounded by Gratiot Avenue, Russell Street, and Maple Street,
18 and identified more specifically as:

19 **PARCEL A:**

20 LOT 2, OF LAFAYETTE PARK SUBDIVISION OF PARTS OF PRIVATE CLAIMS 6, 181, 7,
21 132, 12, 13, 8 AND 17, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, ACCORDING
22 TO THE PLAT THEREOF AS RECORDED IN LIBER 80 OF PLATS, PAGES 87, 88, 89, 90

1 AND 91, WAYNE COUNTY RECORDS. ALSO, LOTS 179 THROUGH 184. BOTH
2 INCLUSIVE, OF CASS SUBDIVISION OF PART OF THE
3 MULLETT FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1
4 OF PLATS, PAGE 6, WAYNE COUNTY RECORDS. MORE PARTICULARLY
5 DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY
6 RIGHT OF WAY OF SERVICE STREET WITH THE SOUTHWESTERLY RIGHT OF WAY
7 LINE OF RUSSELL STREET; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF
8 WAY LINE OF RUSSELL STREET, SOUTH 27 DEGREES 01 MINUTE 32 SECONDS
9 EAST, 273.40 FEET TO THE NORTHEAST CORNER OF LOT 2; THENCE ALONG THE
10 WESTERLY RIGHT OF WAY LINE OF MAPLE STREET, SOUTH 34 DEGREES
11 34 MINUTES 25 SECONDS WEST, 96.54 FEET; THENCE CONTINUING ALONG THE
12 WESTERLY RIGHT OF WAY LINE OF MAPLE STREET, SOUTH 58 DEGREES 56
13 MINUTES 25 SECONDS WEST, 15.12 FEET TO THE SOUTHEASTERLY CORNER OF
14 LOT 2: THENCE ALONG THE NORTHEASTERLY LINE OF THE 20' WIDE ALLEY,
15 NORTH 27 DEGREES 01 MINUTE 29 SECONDS WEST, 252.53 FEET; THENCE ALONG
16 THE SOUTHEASTERLY RIGHT OF WAY LINE OF SERVICE STREET, NORTH
17 28 DEGREES 48 MINUTES 49 SECONDS EAST, 120.85 FEET TO THE POINT OF
18 BEGINNING.

19 **PARCEL B:**

20 LOTS 185 THROUGH 188. BOTH INCLUSIVE, OF CASS SUBDIVISION OF PART OF
21 THE MULLETT FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
22 LIBER 1 OF PLATS, PAGE 6, WAYNE COUNTY RECORDS. MORE PARTICULARLY
23 DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY

1 LINE OF SERVICE STREET WITH THE SOUTHWESTERLY LINE OF THE 20' WIDE
2 ALLEY; THENCE ALONG SAID SOUTHEASTERLY LINE OF SERVICE STREET, SOUTH
3 28 DEGREES 48 MINUTES 49 SECONDS WEST, 268.46 FEET; THENCE ALONG THE
4 NORTHWESTERLY LINE OF THE 15' WIDE ALLEY, NORTH 58 DEGREES 56 MINUTES
5 25 SECONDS EAST, 222.69 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF
6 SAID 20' WIDE ALLEY, NORTH 27 DEGREES 01 MINUTE 29 SECONDS WEST, 135.08
7 FEET TO THE POINT OF BEGINNING.

8 **PARCEL C:**

9 PART OF LOTS 189 THROUGH 200, BOTH INCLUSIVE, OF CASS SUBDIVISION OF
10 PART OF THE MULLETT FARM, ACCORDING TO THE PLAT THEREOF AS
11 RECORDED IN LIBER 1 OF PLATS, PAGE 6, WAYNE COUNTY RECORDS. ALSO, PART
12 OF LOTS 169 THROUGH 171, BOTH INCLUSIVE, OF PLAT OF THAT PART OF
13 PRIVATE CLAIM 181 NORTH OF JEFFERSON AVE, FOR THE HEIRS OF ANTOINE
14 RIVARD AS SUBDIVIDED INTO LOTS MARCH 1841, ACCORDING TO THE PLAT
15 THEREOF AS RECORDED IN LIBER 12 OF CITY RECORDS, PAGES 350
16 AND 351, WAYNE COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS
17 BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF
18 GRATIOT AVENUE WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF RIVARD
19 STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF GRATIOT
20 AVENUE, NORTH 28 DEGREES 48 MINUTES 49 SECONDS EAST, 603.44 FEET;
21 THENCE NORTH 87 DEGREES 58 MINUTES 03 SECONDS EAST, 9.30 FEET; THENCE
22 ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL STREET, SOUTH
23 27 DEGREES 01 MINUTE 32 SECONDS EAST, 53.19 FEET;

1 THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SERVICE
2 STREET, SOUTH 28 DEGREES 48 MINUTES 49 SECONDS WEST, 468.95 FEET; THENCE
3 ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SERVICE DRIVE, SOUTH
4 27 DEGREES 05 MINUTES 44 SECONDS EAST, 20.43 FEET; THENCE ALONG THE
5 NORTHWESTERLY LINE OF THE 15' WIDE ALLEY, SOUTH 58 DEGREES 56 MINUTES
6 25 SECONDS WEST, 120.02 FEET; THENCE ALONG SAID NORTHEASTERLY RIGHT
7 OF WAY LINE OF RIVARD STREET, NORTH 27 DEGREES 06 MINUTES 29 SECONDS
8 WEST, 10.48 FEET TO THE POINT OF BEGINNING.

9 **PARCEL D:**

10 LOTS 166 THROUGH 168, BOTH INCLUSIVE, OF PLAT OF THAT PART OF PRIVATE
11 CLAIM 181 NORTH OF JEFFERSON AVE, FOR THE HEIRS OF ANTOINE RIVARD AS
12 SUBDIVIDED INTO LOTS MARCH 1841, ACCORDING TO THE PLAT THEREOF AS
13 RECORDED IN LIBER 12 OF CITY RECORDS, PAGES 350 AND 351, WAYNE COUNTY
14 RECORDS. ALSO, LOTS 171 THROUGH 174, BOTH INCLUSIVE, OF CASS
15 SUBDIVISION OF PART OF THE MULLETT FARM, ACCORDING TO THE PLAT
16 THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 6, WAYNE COUNTY
17 RECORDS. MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE
18 INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF RIVARD
19 STREET WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF MAPLE STREET,
20 ALSO BEING THE SOUTHWEST CORNER OF LOT 166; THENCE ALONG SAID
21 NORTHEASTERLY RIGHT OF WAY LINE OF RIVARD STREET, NORTH 27 DEGREES
22 06 MINUTES 29 SECONDS WEST, 90.24 FEET; THENCE ALONG THE

1 SOUTHEASTERLY LINE OF THE 15' WIDE ALLEY, NORTH 58 DEGREES 56 MINUTES
2 25 SECONDS EAST, 273.85 FEET; THENCE SOUTH 31 DEGREES 00
3 MINUTES 57 SECONDS EAST, 90.03 FEET TO THE SOUTHEAST CORNER OF LOT 174;
4 THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF MAPLE STREET,
5 SOUTH 58 DEGREES 56 MINUTES 25 SECONDS WEST, 280.00 FEET
6 TO THE POINT OF BEGINNING.

7 (A) The existing B4 (General Business District) zoning classification that currently exists on
8 the parcel commonly referred to as 1358 Gratiot Avenue is revised to the PD (Planned
9 Development) zoning classification.

10 (B) The site plans, elevations, and other components of the development proposals for The
11 Eastern Market Gateway-The Hive project depicted in the drawings prepared by Perkins
12 + Will and McIntosh Poris Associates, dated August 1, 2019, and originally established
13 by Ordinance 2019-32 are re-established.

14 (C) All site plans, elevations, and other components of the development proposals identified in
15 Subsection (B) of this Section are subject to the following conditions:

16 (1) The developer must work with the immediately adjacent community to minimize
17 disruption to the neighborhood during construction and address impacts that may
18 arise; and


19 (2) All final site plans, elevations, lighting, landscape and signage plans for the
20 development are subject to review and approval by the City Planning Commission
21 staff prior to the developer's application for applicable building or construction
22 permits.

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

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

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

Approved as to Form:



Conrad Mallett
Corporation Counsel