

SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-64, *District Map No. 62*, to (i) show a PD Planned Development zoning classification where a R2 Two-Family Residential zoning classification is currently shown on land generally bounded by Carmel Street, Bauman Street, and vacated Penrose Avenue, to allow for additional accessory parking for the religious institution; and (ii) establish the plans, terms, and conditions of a PD (Planned Development) District on land generally bounded by Woodward Avenue, Bryson Avenue, Bauman Street, and Larchwood Street, to allow for the construction of a religious institution and accessory parking lot.

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 50-17-64, *District Map No. 62*, to (i) show
4 a PD Planned Development zoning classification where a R2 Two-Family Residential zoning
5 classification is currently shown on the land generally bounded by Carmel Street, Bauman Street,
6 and vacated Penrose Avenue, to allow for additional accessory parking for the religious institution;
7 and (ii) establish the plans, terms, and conditions of a PD (Planned Development) District on the
8 land generally bounded by Woodward Avenue, Bryson Avenue, Bauman Street, and Larchwood
9 Street, to allow for the construction of a religious institution and accessory parking lot.

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

11 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
12 *Maps*, Section 50-17-64, *District Map No. 62*, is amended as follows:

13 **CHAPTER 50. ZONING**

14 **ARTICLE XVII. ZONING DISTRICT MAPS**

15 **Sec. 50-17-64. District Map No. 62.**

16 For the property generally bounded by Carmel Street, Bauman Street, and vacated Penrose
17 Avenue, and identified more specifically as:

18 LOTS 35-42, LOTS 70-78, LOTS 81-98, THAT PART OF LOTS 34, 79, 80 AND 99
19 LYING WEST OF BAUMAN AVENUE (50 FEET WIDE), PART OF LOTS 43, 68 AND
20 69, AND VACATED ROADS AND ALLEYS WITHIN “FOREST PARK SUBDIVISION
21 OF LOT 4” OF THE SUBDIVISION OF E ½ OF THE SW ¼ OF SECTION 2, TOWN 1
22 SOUTH, RANGE 11 EAST, GREENFIELD TOWNSHIP AND BEING A PART OF THE

1 CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 833
2 OF DEEDS, PAGE 248, WAYNE COUNTY RECORDS.

3 ALSO, LOTS 32-44 AND VACATED STREETS AND ALLEYS OF "STATE FAIR
4 SUBDIVISION" AS RECORDED IN LIBER 28 OF PLATS, PAGE 26, WAYNE
5 COUNTY RECORDS.

6 MORE PARTICULARLY DESCRIBED AS; COMMENCING AT A POINT WHERE THE
7 EASTERN RIGHT-OF WAY LINE OF WOODWARD STREET (204 FEET WIDE)
8 MEETS THE NORTHERLY RIGHT-OF-WAY LINE OF LARCHWOOD STREET (50
9 FEET WIDE); THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-
10 WAY LINE OF WOODWARD AVENUE NORTH 25 DEGREES 05 MINUTES 00
11 SECONDS WEST 442.13 FEET TO A POINT WHERE THE EASTERLY RIGHT-OF-
12 WAY LINE OF WOODWARD AVENUE MEETS THE SOUTHERLY RIGHT-OF-WAY
13 LINE OF BRYSON AVENUE (50 FEET WIDE); THENCE ALONG THE SOUTHERLY
14 RIGHT-OF-WAY LINE OF BRYSON AVENUE NORTH 57 DEGREES 00 MINUTES 44
15 SECONDS EAST 320.98 FEET; THENCE NORTH 25 DEGREES 10 MINUTES 35
16 SECONDS WEST 25.23 FEET; THENCE NORTH 57 DEGREES 00 MINUTES 44
17 SECONDS EAST 130.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 25
18 DEGREES 10 MINUTES 35 SECONDS WEST 295.82 FEET TO A POINT OF THE
19 SOUTHERLY RIGHT-OF-WAY LINE OF CARMEL STREET (60 FEET WIDE);
20 THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CARMEL STREET
21 SOUTH 89 DEGREES 15 MINUTES 47 SECONDS EAST 572.95 FEET; THENCE
22 CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CARMEL
23 STREET NORTH 57 DEGREES 00 MINUTES 28 SECONDS EAST 187.43 FEET TO A

1 POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BAUMAN AVENUE (50
2 FEET WIDE); THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF
3 BAUMAN AVENUE SOUTH 00 DEGREES 21 MINUTES 13 SECONDS WEST 585.35
4 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF PENROSE
5 AVENUE (50 FEET WIDE) THENCE NORTH 89 DEGREES 39 MINUTES 12 SECONDS
6 WEST 244.86 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 05 SECONDS EAST
7 50.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PENROSE
8 AVENUE AND THE SOUTHWEST CORNER OF LOT 42 OF "FOREST PARK
9 SUBDIVISION LOT 4" AS RECORDED IN LIBER 833 OF DEEDS PAGE 248; THENCE
10 NORTH 14 DEGREES 48 MINUTES 41 SECONDS WEST 194.75 FEET; THENCE
11 NORTH 50 DEGREES 44 MINUTES 00 SECONDS WEST 79.55 FEET; THENCE
12 NORTH 89 DEGREES 40 MINUTES 27 SECONDS WEST 139.84 FEET; THENCE
13 SOUTH 57 DEGREES 00 MINUTES 44 SECONDS WEST 124.87 FEET TO THE POINT
14 OF BEGINNING. LAND HEREIN CONTAINS 5.18 ACRES MORE OR LESS.
15 BASIS OF BEARING IS THE WEST LINE OF IVANHOE ADDITION, IVANHOE
16 SMITH AND MATTHEWS SUB OF LOT 3 AND STATE FAIR SUBDIVISION. BEING
17 NORTH 25 DEGREES 05 MINUTES 00 SECONDS WEST.

18 (A) The existing R2 (Two-Family Residential) zoning classification is revised to the PD (Planned
19 Development) zoning classification.

20 (B) All development standards for PD (Planned Development) District created herein shall be in
21 accordance with the site plans, elevations, and other components of the development proposal
22 prepared by the DLZ Corporation in drawings dated December 7, 2023, subject to the
23 modifications described in Subsection (C) hereof.

1 (C) All development standards identified in Subsection (B) of this Section 1 are further subject to
2 the following conditions:

- 3 1. The site plan be revised to provide right-of-way screening, landscaping, and fencing
4 that is acceptable to City Planning Commission staff in coordination with Planning and
5 Development Department to reflect the intent of Section 50-14-341 (Right-of-way
6 screening), Section 50-14-342 (Residential screening), and Section 50-14-368 (Fences
7 and walls) of the Detroit Zoning Ordinance.
- 8 2. That any parcels not owned by the developer including 1025 Carmel, 1045 Carmel, and
9 938 Penrose, but included in the re-established and expanded PD would be treated as
10 R2 (Two-Family Residential District) unless and until these lots are acquired by the
11 developer and are incorporated into the religious institution complex development as
12 either additional parking, access or landscaping.
- 13 3. That the developer submit results of its traffic impact study to City Planning
14 Commission staff for analysis and consideration of site plan alteration prior to applying
15 for issuance of any applicable permits.
- 16 4. That the final site, landscape, signage, elevations and stormwater plans be submitted
17 by the developer to City Planning Commission staff for review and approval prior to
18 application for issuance of applicable permits.

19 **Section 2.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
20 *Maps*, Section 50-17-64, *District Map No. 62*, is further amended as follows:

21 **CHAPTER 50. ZONING**

22 **ARTICLE XVII. ZONING DISTRICT MAPS**

23 **Sec. 50-17-64. District Map No. 62.**

1 For the property generally bounded by generally Woodward Avenue, Bryson Avenue,
2 Bauman Street, and Larchwood Street, identified more specifically as::

3 LOTS 1-26; THAT PART OF LOT 27 LYING WEST OF BAUMAN AVENUE (50 FEET
4 WIDE) AND THE VACATED ALLEY LYING ADJACENT TO SAID LOTS OF
5 "IVANHOE ADDITION SUBDIVISION" OF EAST 1/2 OF SOUTHWEST 1/4 OF
6 SECTION 2, TOWN 1 SOUTH, RANGE 11 EAST, GREENFIELD TOWNSHIP AND
7 BEING A PART OF THE CITY OF DETROIT AND RECORDED IN LIBER 18 OF
8 PLATS, PAGE 70, WAYNE COUNTY RECORDS.

9 LOTS 1-28; LOTS 33-58; THAT PART OF LOTS 29 AND 32 LYING WEST OF
10 BAUMAN AVENUE (50 FEET WIDE); VACATED BALMORAL AVENUE LYING
11 BETWEEN WOODWARD AVENUE AND BAUMAN AVENUE AND THE VACATED
12 ALLEYS LYING ADJACENT TO SAID LOTS OF "IVANHOE SMITH & MATTHEWS
13 SUBDIVISION" OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWN
14 1 SOUTH, RANGE 11 EAST GREENFIELD TOWNSHIP AND BEING A PART OF THE
15 CITY OF DETROIT AND RECORDED IN LIBER 18 OF PLATS, PAGE 16, WAYNE
16 COUNTY RECORDS.

17 LOTS 1-32; LOTS 44-67; THAT PART OF LOTS 33 LYING WEST OF BAUMAN
18 AVENUE (50 FEET WIDE); VACATED PENROSE AVENUE LYING BETWEEN
19 BRYSON STREET AND BAUMAN AVENUE; THAT PART OF LOTS 43, 68, 69 AND
20 VACATED WILDWOOD AVENUE LYING SOUTHERLY AND WESTERLY OF THE
21 FOLLOWING LINE; BEGINNING AT THE INTERSECTION OF THE EASTERLY
22 RIGHT-OF-WAY LINE OF BYRSON AVENUE AND THE SOUTHERLY RIGHT-OF-
23 WAY LINE OF WILDWOOD AVENUE; THENCE NORTHEASTERLY ALONG SAID

1 BYRSON AVENUE RIGHT-OF-WAY TO A POINT LOCATED 20 FEET NORTH OF
2 AND PERPENDICULAR TO THE SOUTHERLY RIGHT-OF-WAY LINE OF
3 WILDWOOD AVENUE; THENCE EASTERLY ON A LINE PARALLEL TO SAID
4 RIGHT-OF-WAY LINE OF WILDWOOD AVENUE 100.00 FEET; THENCE
5 SOUTHEASTERLY 77.53 FEET TO A POINT LOCATED 30 FEET SOUTHEASTERLY
6 AND 20 FEET EASTERLY OF THE NORTHWEST CORNER OF LOT 69; THENCE
7 SOUTHEASTERLY 192.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 42
8 AND THE POINT OF ENDING; ALSO INCLUDING THE VACATED ALLEYS LYING
9 ADJACENT TO SAID LOTS ALL BEING A PART OF "FOREST PARK SUBDIVISION
10 OF LOT 4" OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWN 1
11 SOUTH, RANGE 11 EAST, GREENFIELD TOWNSHIP AND BEING A PART OF THE
12 CITY OF DETROIT AS RECORDED IN LIBER 833 OF DEEDS, PAGE 248, WAYNE
13 COUNTY RECORDS.

14 ALSO THAT PORTION OF BRYSON AVENUE DESCRIBED AS BEGINNING ON THE
15 EASTERLY RIGHT OF WAY LINE OF BRYSON AVENUE (50 FEET WIDE) AT A
16 POINT BEING LOCATED 320.98 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY
17 LINE OF BRYSON AVENUE FROM THE INTERSECTION WITH THE EASTERLY
18 RIGHT-OF-WAY LINE OF WOODWARD AVENUE, POINT ALSO BEING AT THE
19 INTERSECTION OF THE NORTHERLY EXTENDED RIGHT OF WAY LINE OF TROY
20 PLACE WITH THE SOUTHERLY LINE OF BRYSON AVENUE; THENCE FROM THIS
21 POINT OF BEGINNING NORTH 25 DEGREES 10 MINUTES 35 SECONDS WEST
22 25.23 FEET; THENCE NORTH 57 DEGREES 00 MINUTES 44 SECONDS WEST 255.08
23 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 27 SECONDS EAST 45.53 FEET

1 TO A POINT THAT IS LOCATED 20 FEET NORTH OF AND PERPENDICULAR TO
2 THE SOUTHERLY RIGHT-OF-WAY LINE OF WILDWOOD AVENUE; THENCE
3 ALONG THE RIGHT-OF-WAY LINE OF BRYSON AVENUE SOUTH 56 DEGREES 57
4 MINUTES 31 SECONDS WEST 296.56 FEET TO THE POINT OF BEGINNING.
5 MORE PARTICULARLY DESCRIBED AS; BEGINNING AT A POINT WHERE THE
6 EASTERN RIGHT-OF WAY LINE OF WOODWARD STREET (204 FEET WIDE)
7 MEETS THE NORTHERLY RIGHT-OF-WAY LINE OF LARCHWOOD STREET (50
8 FEET WIDE); THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-
9 WAY LINE OF WOODWARD AVENUE NORTH 25 DEGREES 05 MINUTES 00
10 SECONDS WEST 442.13 FEET TO A POINT WHERE THE EASTERLY RIGHT-OF-
11 WAY LINE OF WOODWARD AVENUE MEETS THE SOUTHERLY RIGHT-OF-WAY
12 LINE OF BRYSON AVENUE (50 FEET WIDE); THENCE ALONG THE SOUTHERLY
13 RIGHT-OF-WAY LINE OF BRYSON AVENUE NORTH 57 DEGREES 00 MINUTES 44
14 SECONDS EAST 320.98 FEET; THENCE NORTH 25 DEGREES 10 MINUTES 35
15 SECONDS WEST 25.23 FEET; NORTH 57 DEGREES 00 MINUTES 44 SECONDS EAST
16 255.08 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 27 SECONDS EAST 139.84
17 FEET; THENCE SOUTH 50 DEGREES 44 MINUTES 00 SECONDS EAST 79.55 FEET;
18 THENCE SOUTH 14 DEGREES 48 MINUTES 41 SECONDS EAST 194.75 FEET TO
19 THE SOUTHWEST CORNER OF LOT 42 OF "FOREST PARK SUBDIVISION LOT 4",
20 AS RECORDED IN LIBER 833 OF DEEDS, PAGE 248; THENCE SOUTH 00 DEGREES
21 11 MINUTES 05 SECONDS WEST 50.01 FEET TO THE SOUTHERLY RIGHT-OF-
22 WAY LINE OF PENROSE AVENUE (50 FEET WIDE); THENCE ALONG THE
23 SOUTHERLY RIGHT-OF-WAY LINE OF PENROSE AVENUE SOUTH 89 DEGREES

1 39 MINUTES 12 SECONDS EAST 244.86 FEET TO THE WESTERLY RIGHT-OF-WAY
2 LINE OF BAUMAN AVENUE (50 FEET WIDE); THENCE ALONG THE WESTERLY
3 RIGHT-OF-WAY OF BAUMAN AVENUE SOUTH 00 DEGREES 21 MINUTES 13
4 SECONDS WEST 451.92 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF
5 LARCHWOOD STREET (50 FEET WIDE); THENCE ALONG THE NORTHERLY
6 RIGHT-OF-WAY LINE OF LARCHWOOD STREET NORTH 89 DEGREES 33
7 MINUTES 50 SECONDS WEST 778.17 FEET TO THE POINT OF BEGINNING. LAND
8 HEREIN CONTAINS 11.88 ACRES MORE OR LESS.

9 (A) All existing development standards, including those defined in the PD (Planned Development)
10 District originally established by Ordinance 40-4, are hereby repealed.

11 (B) All development standards within the remaining and existing PD (Planned Development)
12 District shall henceforth be in accordance with the site plans, elevations, and other components of
13 the development proposal prepared by the DLZ Corporation in drawings dated December 7, 2023,
14 subject to the modifications described in Subsection (C) hereof.

15 (C) All development standards identified in Subsection (B) of this Section 2 are further subject to
16 the following conditions:

- 17 1. The site plan be revised to provide right-of-way screening, landscaping, and fencing
18 that is acceptable to City Planning Commission staff in coordination with Planning and
19 Development Department to reflect the intent of Section 50-14-341 (Right-of-way
20 screening), Section 50-14-342 (Residential screening), and Section 50-14-368 (Fences
21 and walls) of the Detroit Zoning Ordinance.
- 22 2. That any parcels not owned by the developer, including 908 Balmoral Streets, but
23 included in the re-established and expanded PD would be treated as R2 (Two-Family

1 Residential District) unless and until these lots are acquired by the developer and are
2 incorporated into the religious institution complex development as either additional
3 parking, access or landscaping.

4 3. That the developer submit results of its traffic impact study to City Planning
5 Commission staff for analysis and consideration of site plan alteration prior to applying
6 for issuance of any applicable permits.


7 4. That the final site, landscape, signage, elevations and stormwater plans be submitted
8 by the developer to City Planning Commission staff for review and approval prior to
9 application for issuance of applicable permits.

10 **Section 3.** All ordinances or parts of ordinances in conflict with this ordinance are
11 repealed.

12 **Section 4.** This ordinance is declared necessary for the preservation of the public peace,
13 health, safety, and welfare of the people of the City of Detroit.

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

Approved as to Form:



Conrad Mallett
Corporation Counsel