

Planning and Economic Development Standing Committee

Thursday, June 27, 2024

PUBLIC HEARING: 10:15 AM

TATE/uc

RE: Proposed Ordinance To amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-69, *District Map No. 67*, to modify an existing PD Planned Development District established by Ordinance 6-90 located on the northernly most 35 feet of property generally bounded by the Southfield Freeway, rail line, Artesian Street, and the residential area south of West Davison Street.

Attending: (Law Department, CPC, BZA, PDD)

SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-69, *District Map No. 67*, to modify an existing PD Planned Development District established by Ordinance 6-90 located on the northernly most 35 feet of property generally bounded by the Southfield Freeway, rail line, Artesian Street, and the residential area south of West Davison Street.

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 50-17-69, *District Map No. 67*, to modify
4 an existing PD Planned Development District established by Ordinance 6-90, located on the
5 northerly most 35 feet of property generally bounded by the Southfield Freeway, the rail line,
6 Artesian Street, and the residential area south of West Davison Street.

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

8 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
9 *Maps*, Section 50-17-69, *District Map No. 67*, is amended as follows:

10 **CHAPTER 50. ZONING**

11 **ARTICLE XVII. ZONING DISTRICT MAPS**

12 **Sec. 50-17-69. District Map No. 67.**

13 For the property commonly known as the northerly most 35 feet of property generally
14 bounded by the Southfield Freeway, the rail line, Artesian Street, and the residential area south of
15 West Davison Street and identified more specifically as:

16 Land situated in the City of Detroit, Wayne County, Michigan, lying west of the Westerly
17 line of Southfield Freeway and being that part of the Northeast ¼ of Section 26, Town 1
18 South, Range 10 East, City of Detroit, Wayne County, Michigan described as follows:

19 Beginning at a point distant South 88°-23'-26" West, 16.96 feet from the Southeast corner
20 of Lot 28 of "Sunnybrook Gardens Subdivision No. 1", as recorded in Liber 36, Page 35
21 of Plats, Wayne County Records; thence South 02°-12'-35" West, 35.03 feet; thence South
22 89°-36'-35" West, 2300.51 feet; thence North 00°-37'-45" West, 35.00 feet to the South
23 line of "Strathmoor Colonial Sub.", as recorded in Liber 50, Page 81, Wayne County

1 Records; thence along said South line North 89°-36'-11" East, 1173.88 feet to a point on
2 the South line of "Sunnybrook Gardens Subdivision No. 1", thence along said South line
3 North 89°-37'-01" East, 1128.36 feet to the Point of Beginning. Containing 1.8526 Acres.
4 the development regulations for the existing PD Planned Development District established by
5 Ordinance 6-90 is revised as follows:

6 (A) The approval of the Landscaping Plan submitted by Johnson, Johnson and Roy, Inc., as
7 amended, dated February 26, 1990, as the development plan for the PD Planned
8 Development District as originally established by Ordinance 6-90 is hereby repealed.

9 (B) All development within the general easterly 1,106 feet of the PD Planned Development
10 District established by Ordinance 6-90 shall be in accordance with the site plans, elevations
11 and other components of the development proposal depicted in the drawings prepared by
12 the PEA Group in drawings dated December 16, 2022, subject to the modifications
13 described in Subsection (D) hereof.

14 (C) All development within the general westerly 1,194 feet of the PD Planned Development
15 District established by Ordinance 6-90 shall be in accordance with the site plans, elevations
16 and other components of the development proposal depicted in the drawings prepared by
17 the PEA Group in drawings dated September 11, 2023, subject to the modifications
18 described in Subsection (D) hereof.

19 (D) All development within the portion of the PD Planned Development District established
20 by Ordinance 6-90 are subject to the following conditions:

- 21 1. The existing 12-foot-high chain link fence may remain, but the barbed wire must
22 be removed, and a green privacy screen with 90% blockage must be installed and
23 maintained, provided that once the landscaping required herein is able to provide adequate

1 buffering, the property owner may petition the City Planning Commission to remove the
2 green privacy screen;

3 2. That the landscaping plans be revised to show the proposed evergreen tree spacing
4 10 to 15 ft apart dependent on species, 5 ft apart for arborvitae, and additional plantings be
5 added where feasible; and

6 (E) All final site plans, elevations, lighting, landscaping, and signage plans for any future
7 development within the portion of the PD Planned Development District established by
8 Ordinance 6-90 must be submitted to the staff of the City Planning Commission for review
9 and approval prior to making application for applicable permits.

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

12 **Section 3.** 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 4.** 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