

Planning and Economic Development Standing Committee

*Thursday, June 27, 2025*

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***PUBLIC HEARING: 10:25 A.M.***

**RE:** To amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-44, *District Map No. 42*, to revise the zoning classifications for certain properties, commonly known as 2001 15<sup>th</sup> Street and 2091 15<sup>th</sup> Street from the existing M4 (Intensive Industrial District) zoning classification to the B5 (Major Business District) zoning classification.

**Attending:** (Law Department, Legislative Policy Division)

## SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-44, *District Map No. 42*, to revise the zoning classifications for certain properties, commonly known as 2001 15<sup>th</sup> Street and 2091 15<sup>th</sup> Street from the existing M4 (Intensive Industrial District) zoning classification to the B5 (Major Business District) zoning classification.

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 50-17-44, *District Map No. 42*, to revise  
4 the zoning classifications for certain properties, commonly known as 2001 15<sup>th</sup> Street and 2091  
5 15<sup>th</sup> Street from the existing M4 (Intensive Industrial District) zoning classification to the B5  
6 (Major Business District) zoning classification.

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

10 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, is amended by amending  
11 Article XVII, Section 50-17-44 as follows:

12 **CHAPTER 50. ZONING**

13 **ARTICLE XVII. ZONING DISTRICT MAPS**

14 **Section 50-17-44. District Map No. 42**

15 For the properties located at 2001 15th Street and 2091 15th Street, described  
16 specifically as:

17  
18 **REAL PROPERTY SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY,**  
19 **MICHIGAN, DESCRIBED AS FOLLOWS:**

20  
21 **PART OF LOTS 20 AND 21, BLOCK 26, PART OF LOTS 1 THRU 4, 7 THRU 11, BLOCK**  
22 **23, PART OF LOTS 1 THRU 10, BLOCK 22, PART OF LOTS 18 THRU 22, BLOCK 27,**  
23 **PART OF LOTS 8 THRU 12, BLOCK 28, PART OF LOTS 1 THRU 7, BLOCK 21, ALSO**  
24 **VACATED DALZELLE AND 16TH STREETS, AND ALLEYS ADJACENT, FRONT**

1 SUBDIVISION OF LAFONTAINE FARM, AS RECORDED IN LIBER 59 PAGES 154 AND  
2 155 OF DEEDS, WAYNE COUNTY RECORDS, AND PART OF LOTS 252, 253, 257, 258,  
3 264, 265, 272, 273, 263 AND 259, ALSO VACATED 17TH STREET AND ALLEY  
4 ADJACENT, SUBDIVISION OF PART OF PC 473, STANTON FARM, AS RECORDED IN  
5 LIBER 47, PAGES 558 AND 559 OF DEEDS, WAYNE COUNTY RECORDS, ALL  
6 DESCRIBED AS:  
7 BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF  
8 LACOMBE DRIVE (50 FEET WIDE) AND THE WESTERLY RIGHT-OF-WAY LINE OF  
9 15TH STREET (60 FEET WIDE); THENCE SOUTH 22°47'00" EAST ALONG THE  
10 WESTERLY RIGHT-OF-WAY LINE OF 15TH STREET 55.42 FEET; THENCE SOUTH  
11 16°57'34" WEST ALONG THE WEST FACE OF A NORTH-SOUTH RETAINING WALL  
12 AND ITS EXTENSION 259.60 FEET TO THE EXTENSION OF THE SOUTH FACE OF AN  
13 EAST-WEST RETAINING WALL; THENCE SOUTH 72°42'48" EAST ALONG SAID EAST-  
14 WEST RETAINING WALL AND ITS EXTENSION 216.88 FEET TO THE WESTERLY  
15 RIGHT-OF-WAY LINE OF 15TH STREET; THENCE SOUTH 22°47'00" EAST ALONG THE  
16 WESTERLY RIGHT-OF-WAY LINE OF 15<sup>TH</sup> STREET 64.76 FEET; THENCE ALONG THE  
17 NORTHERLY FACE OF A CONCRETE WALL THE FOLLOWING 3 COURSES: 1) NORTH  
18 73°02'41" WEST 178.48 FEET; 2) SOUTH 16°54'21" WEST 73.69 FEET; 3) NORTH  
19 72°51'14" WEST 583.34 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF VERNOR  
20 HIGHWAY (60 FEET WIDE); THENCE NORTH 17°08'30" EAST ALONG THE EASTERLY  
21 RIGHT-OF-WAY LINE OF VERNOR HIGHWAY 260.69 FEET; THENCE NORTH 56°54'44  
22 EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VERNOR HIGHWAY  
23 (50 FEET WIDE) 180.25 FEET; THENCE NORTH 80°42'11" EAST ALONG THE

1 SOUTHERLY RIGHT- OF-WAY LINE OF VERNOR HIGHWAY 61.68 FEET; THENCE  
2 SOUTH 72°49'47" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF  
3 LACOMBE DRIVE 296.12 FEET TO THE POINT OF BEGINNING. CONTAINS 5.04  
4 ACRES, MORE OR LESS."

5 Common Address: 2001 15<sup>th</sup> Street, Detroit, MI 48216

6 Tax Parcel No.: Ward 10, Item No. 005873.002L

7

8 REAL PROPERTY SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY,  
9 MICHIGAN, DESCRIBED AS FOLLOWS:

10 PART OF LOTS 1 THROUGH 4, INCLUSIVE, AND LOTS 7 THROUGH 9, INCLUSIVE,  
11 ALL OF LOTS 5 AND 6 OF BLOCK 23; PART OF LOTS 3 THROUGH 7, INCLUSIVE OF  
12 BLOCK 22, AND PART OF THE 20 FEET WIDE VACATED PUBLIC ALLEY ADJOINING  
13 THE WESTERLY LINE OF LOTS 4 THROUGH 7, INCLUSIVE OF SAID BLOCK 23 AND  
14 ADJOINING THE EASTERLY LINE OF LOTS 4 THROUGH 7, INCLUSIVE, OF SAID  
15 BLOCK 22, ALL OF THE "PLAT OF THE FRONT SUBDIVISION OF THE LAFONTAINE  
16 FARM, PRIVATE CLAIM 44", BETWEEN DETROIT RIVER AND CHICAGO ROAD, AS  
17 RECORDED IN LIBER 59 OF DEEDS, PAGES 154 AND 155, WAYNE COUNTY  
18 RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:  
19 COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF  
20 DALZELLE STREET (50 FEET WIDE) WITH THE SOUTHWESTERLY LINE OF  
21 15TH STREET (60 FEET WIDE), ALSO BEING THE NORTHEASTERLY CORNER  
22 OF LOT 1, BLOCK 23, OF SAID "PLAT OF THE FRONT SUBDIVISION OF THE  
23 LAFONTAINE FARM, PRIVATE CLAIM 44"; THENCE SOUTH 23°38'17" EAST

1 ALONG THE WESTERLY LINE OF SAID 15TH STREET, ALSO BEING THE  
2 EASTERLY LINE OF LOT 1 OF SAID "PLAT OF THE FRONT SUBDIVISION OF THE  
3 LAFONTAINE FARM, PRIVATE CLAIM 44", 19.97 FEET TO THE POINT OF  
4 BEGINNING; THENCE CONTINUING SOUTH 23°38'17" EAST ALONG THE  
5 SOUTHWESTERLY LINE OF SAID 15<sup>TH</sup> STREET, ALSO BEING THE NORTHEASTERLY  
6 LINE OF LOTS 1 THROUGH 9, INCLUSIVE OF SAID "PLAT OF THE FRONT  
7 SUBDIVISION OF THE LAFONTAINE FARM, PRIVATE CLAIM 44",  
8 339.13 FEET TO THE SOUTHWESTERLY FACE OF A EAST-WEST RETAINING  
9 WALL; THENCE NORTH 73°35'34" WEST ALONG THE SOUTHWESTERLY FACE  
10 AND THE NORTHWESTERLY EXTENSION THEREOF OF SAID EAST-WEST  
11 RETAINING WALL, 216.72 FEET TO THE INTERSECTION OF SAID NORTHWESTERLY  
12 EXTENSION WITH THE SOUTHWESTERLY EXTENSION OF THE WESTERLY FACE  
13 OF A NORTH-SOUTH RETAINING WALL; THENCE NORTH 16°04'49" EAST ALONG  
14 THE NORTHWESTERLY FACE OF SAID NORTH- SOUTH RETAINING WALL, AND  
15 THE SOUTHWESTERLY EXTENSION THEREOF 72.11 FEET TO THE  
16 SOUTHWESTERLY FACE OF A BRIDGE; THENCE NORTH 73°36'43" WEST ALONG  
17 THE SOUTHWESTERLY FACE OF SAID BRIDGE 41.85 FEET; THENCE NORTH  
18 16°21'02" EAST 21.03 FEET TO A POINT ON THE NORTHEASTERLY FACE OF SAID  
19 BRIDGE; THENCE SOUTH 73°38'58" EAST ALONG THE NORTHEASTERLY FACE OF  
20 SAID BRIDGE 41.75 FEET TO A POINT ON THE WESTERLY FACE OF A NORTH-  
21 SOUTH RETAINING WALL; THENCE NORTH 16°04'49" EAST ALONG THE  
22 NORTHWESTERLY FACE OF SAID NORTH- SOUTH RETAINING WALL 166.46 FEET

1 TO THE POINT OF BEGINNING. CONTAINS 0.67 ACRES, MORE OR LESS. SUBJECT  
2 TO EASEMENTS AND RESTRICTIONS OF RECORD.

3 Tax ID: 10005873.001

4 Commonly Known As 2091 15th Street

5 the existing M4 (Intensive Industrial District) zoning classification is revised to the B5 (Major  
6 Business District).

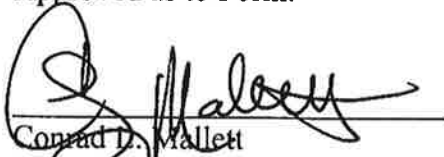
7 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

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

10 **Section 4.** This ordinance shall become effective on the eighth day after publication in  
11 accordance with Section 401(6) of Public Act 110 of 2006 as amended, being M.C.L.

12 125.3401(6), and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:

  
Conrad D. Mallett  
Corporation Counsel

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X	X	X

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