

SUMMARY

This ordinance amends 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 modify the development regulations for a portion an existing PD Planned Development District zoning classification, as established by Ordinance No. 17-H and modified by Ordinance No. 31-11, consisting of the Renaissance Center Tower 600, located at 590 East Jefferson Avenue and generally bounded by East Jefferson Avenue to the north, St. Antoine Street to the east, Franklin Street to the south, and Beaubien Street to the west, to allow for uses that are permissible in the B5 Major Business District zoning classification.

1 **BY COUNCIL MEMBER _____:**

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 modify the development regulations for a portion an existing PD Planned Development District zoning classification, as established by Ordinance No. 17-H and modified by Ordinance No. 31-11, consisting of the Renaissance Center Tower 600, located at 590 East Jefferson Avenue and generally bounded by East Jefferson Avenue to the north, St. Antoine Street to the east, Franklin Street to the south, and Beaubien Street to the west, to allow for uses that are permissible in the B5 Major Business District zoning classification.

2 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**

3 **THAT:**

4 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, is amended by amending
5 Article XVII, Section 50-17-3 as follows:

6 **CHAPTER 50. ZONING**

7 **ARTICLE XVII. ZONING DISTRICT MAPS**

8 **Sec. 50-17-3. District Map No. 2.**

9 For the property consisting of the Renaissance Center Tower 600, located at 590 East
10 Jefferson Avenue and specifically described as:

11 Land situated in the City of Detroit, County of Wayne, State of Michigan, described as
12 follows: Lots 5, 6, 7 and part of 8 (SE Woodbridge & N Franklin) also vacated Woodbridge
13 8 Franklin Streets 50 feet wide Plat of the A Beaubien Farm Liber 27 Pages 197 through
14 199 of Deeds, Wayne County Records all described as commencing at intersection South
15 line Jefferson Avenue 210 feet wide with West line Randolph Street 60 feet wide as

1 platted; thence along said South line North 59 degrees 49 minutes 57 seconds East 836.99
2 feet; thence South 19 degrees 52 minutes 47 seconds East 106.34 feet; thence North 59
3 degrees 49 minutes 57 seconds East 116.61 feet; thence on curve to right 13.98 feet radius
4 77.38 feet delta 10 degrees 20 minutes 53 seconds chord bearing North 65 degrees 00
5 minutes 24 seconds East 13.96 feet; thence North 70 degrees 10 minutes 50 seconds East
6 29.22 feet to point of beginning; thence continuing North 70 degrees 10 minutes 50 seconds
7 East 56.55 feet; thence South 19 degrees 49 minutes 10 seconds East 0.88 feet; thence
8 North 70 degrees 10 minutes 50 seconds East 156.56 feet; thence on curve to right 14.23
9 feet radius 21.50 feet delta 37 degrees 55 minutes 16 seconds chord bearing North 89
10 degrees 08 minutes 28 seconds East 13.97 feet to West line St Antoine Street 50 feet wide;
11 thence along said West line South 26 degrees 05 minutes 38 seconds East 228.76 feet;
12 thence South 59 degrees 49 minutes 57 seconds West 205.42 feet; thence North 30 degrees
13 10 minutes 03 seconds West 274.17 feet to point of beginning.

14 the development regulations for the existing PD Planned Development District zoning
15 classification are modified as follows:

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

19 (b) All changes in the development that do not change the overall character or increase
20 the height or massing of buildings within the development are subject to approval by the City
21 Planning Commission staff;

1 (c) The permissible uses for the development must be limited to those uses that are
2 permissible in the B5 Major Business District zoning classification, with the exception of the
3 following specific uses:

4 (1) Designated marijuana consumption establishment;

5 (2) Firearms dealership;

6 (3) Firearms target practice range, indoor;

7 (4) Heliports;

8 (5) Mortuary or funeral home

9 (6) Motor vehicle filling station;

10 (7) Marijuana microbusiness;

11 (8) Marihuana retail/provisioning facility;

12 (9) Marihuana safety compliance facility;

13 (10) Marihuana secure transporter facility; and

14 (11) Parking structure not having ground floor commercial space or other space oriented
15 to pedestrian traffic.

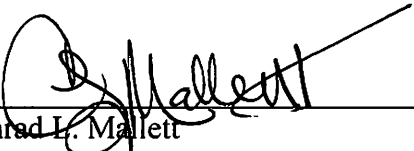
16 (d) All final site plans, elevations, lighting, landscape and signage plans for the
17 development are subject to review and approval by the City Planning Commission staff prior to
18 the developer's application for applicable building or construction permits.

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

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

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

Approved as to Form:



Conrad L. Mallett
Corporation Counsel