

FOR PUBLICATION IN THE LEGAL NEWS ON FRIDAY, AUGUST 9, 2024

NOTICE OF ENACTMENT

TO: THE PEOPLE OF DETROIT, MICHIGAN

On July 30, 2024, the Detroit City Council passed the following Ordinance:

ORDINANCE NO. 2024-39.  
CHAPTER 50.  
ARTICLE XVII.

(Insert Attached Ordinance)

(JCCp): June 25, 2024 .  
Passed: July 30, 2024 .  
Approved: August 6, 2024 .  
Published: August 9, 2024 .  
Effective Date: August 17, 2024.

JANICE M. WINFREY  
DETROIT CITY CLERK

Introduced  
06-25-24  
JH

TATE

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 existing R2 (Two-Family Residential) zoning classification to the PD (Planned Development)  
5 zoning classification for four parcels commonly known as 2075, 2081, 2087, and 2099 Vermont  
6 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 50-17-44, District Map No. 42, is amended as follows:

10 CHAPTER 50. ZONING

11 ARTICLE XVII. ZONING DISTRICT MAPS

12 Sec. 50-17-44. District Map No. 42.

13 (1) The existing R2 Two-Family Residential District zoning classification is revised to  
14 the PD Planned Development District zoning classification for the properties being part of the  
15 block generally bounded by Dalzelle Street to the north, Vermont Street to the east, Marantette  
16 Street to the south, and Wabash Street to the west, commonly identified as 2075, 2081, 2087, and  
17 2099 Vermont Street. , more specifically described as:

18 W VERMONT N 25 FT OF 37 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P193  
19 PLATS, W.C.R. 8/21 25 X 130

20 W VERMONT S 25 FT 34 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P193  
21 PLATS, W.C.R. 8/21 25 X 130

22 W VERMONT N 25 FT 34 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P193  
23 PLATS, W.C.R. 8/21 25 X 130

1 W VERMONT 31 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P193 PLATS,

2 W.C.R. 8/21 50 X 130

3 (2) All development within the PD Planned Development District zoning classification  
4 described herein must be in accordance with the site plans, elevations, and other components of  
5 the development proposal for the 'Dalzelle Court' project, as drawn by Push Design LLC, dated  
6 April 8, 2024, and must be subject to the following condition:

7 (i) All final site plans, elevations, lighting, landscape and signage plans are subject to  
8 review and approval by the City Planning Commission staff prior to submitting any  
9 applications for applicable building or construction 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 (8<sup>th</sup>) 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



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X	X	X

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42 (5/2/2024)