

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 within the area generally bounded by Bagley Avenue, then St. Anne Street, then West Lafayette Boulevard, then 16th Street, then West Fort Street, then 22nd Street, then Howard Street, and then 21st Street to Bagley Avenue, from a combination of the R2 Two-Family Residential District, R3 Low Density Residential District, B4 General Business District, M2 Restricted Industrial District, M3 General Industrial District, M4 Intensive Industrial District, and PD Planned Development District zoning classifications to a combination of the B6 General Services District and SD2 Special Development District, Mixed-Use zoning classifications and to repeal any development regulations for the existing PD Planned Development District zoning district.

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 within the area generally bounded by Bagley
5 Avenue, then St. Anne Street, then West Lafayette Boulevard, then 16th Street, then West Fort
6 Street, then 22nd Street, then Howard Street, and then 21st Street to Bagley Avenue, from a
7 combination of the R2 Two-Family Residential District, R3 Low Density Residential District, B4
8 General Business District, M2 Restricted Industrial District, M3 General Industrial District, M4
9 Intensive Industrial District, and PD Planned Development District zoning classifications to a
10 combination of the B6 General Services District and SD2 Special Development District, Mixed-
11 Use zoning classifications and to repeal any development regulations for the existing PD Planned
12 Development District zoning district.

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

15 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
16 *Maps*, Section 50-17-44, *District Map No. 42*, is amended as follows:

17 **CHAPTER 50. ZONING**

18 **ARTICLE XVII. ZONING DISTRICT MAPS**

19 **Sec. 50-17-44. District Map No. 42.**

20 (a) For the property described as the East 21st Street lots 35-24 WESSON &
21 INGERSOLLS SUB L4 P12 PLATS, W C R 12/25 1 KENDALLS SUB L7 P95 PLATS, W C R
22 12/118, the existing R2 Two-Family Residential District zoning classification is revised to the B6
23 General Services District zoning classification.

1 (b) For the properties within the area bounded by the northly edge of West 20th Street
2 lot 22 WESSON & INGERSOLLS SUB L4 P12 PLATS, W C R 12/25 (AKA 1495 20TH Street),
3 20TH Street, the alley north of and parallel to vacated Porter Street, and the centerline of the vacated
4 alley west of and parallel to 20th Street, the existing R2 Two-Family Residential District zoning
5 classification is revised to the B6 General Services District zoning classification.

6 (c) For the properties within the area bounded by the northly edge of E 20th Street south
7 25 feet lot 24 BLK 3 WHITWOOD & CARGILLS SUB L56 P269 DEEDS, W C R 10/14 (AKA
8 1498 20th Street), the alley west of parallel to St. Anne Street, the centerline of vacated Porter
9 Street, and the centerline of 20th Street part of which is vacated, the existing R2 Two-Family
10 Residential District zoning classification is revised to the B6 General Services District zoning
11 classification.

12 (d) For the property described as the West 20th Street North 30 feet lots 7 thru 10
13 WESSON & INGERSOLLS SUB L4 P12 PLATS, W C R 12/25 (AKA 1419 20TH), the existing
14 R2 Two-Family Residential District zoning classification is revised to the B6 General Services
15 District zoning classification.

16 (e) For the property described as the West 20th Street South 30 feet of North 60 feet
17 lots 7 thru 10 WESSON & INGERSOLLS SUB L4 P12 PLATS, W C R 12/25 (AKA 1415 20TH),
18 the existing R2 Two-Family Residential District zoning classification is revised to the B6 General
19 Services District zoning classification.

20 (f) For the property described as the West 20th Street North 30 feet of South 59 feet
21 lots 7 thru 10 WESSON & INGERSOLLS SUB L4 P12 PLATS, W C R 12/25 (AKA 1411 20TH),
22 the existing R2 Two-Family Residential District zoning classification is revised to the B6 General
23 Services District zoning classification.

1 (g) For the property described as the West 20th Street South 29 feet lots 7 thru 10
2 WESSON & INGERSOLLS SUB L4 P12 PLATS, W C R 12/25 (AKA 1401 20TH), the existing
3 R2 Two-Family Residential District zoning classification is revised to the B6 General Services
4 District zoning classification.

5 (h) For the properties within the area bounded by the centerline of vacated Porter
6 Street, the alley west of and parallel to St. Anne Street, the centerline of vacated Howard Street,
7 and the centerline of vacated 20th Street, the existing R2 Two-Family Residential District zoning
8 classification is revised to the B6 General Services District zoning classification.

9 (i) For the properties within the area bounded by the centerline of vacated Howard
10 Street, the centerline of vacated 20th Street, the centerline of vacated West Lafayette Boulevard,
11 and the centerline of vacated 21 Street, the existing R2 Two-Family Residential District zoning
12 classification is revised to the B6 General Services District zoning classification.

13 (j) For the properties within the area bounded by the centerline of vacated Howard
14 Street, the alley west of and parallel to St. Anne Street, the centerline of vacated West Lafayette
15 Boulevard, and the centerline of vacated 20th Street, the existing R2 Two-Family Residential
16 District zoning classification is revised to the B6 General Services District zoning classification.

17 (k) For the properties within the area bounded by Howard Street, St. Anne Street, West
18 Lafayette Boulevard and the alley west of and parallel to St. Anne Street, the existing R2 Two-
19 Family Residential District zoning classification is revised to the B6 General Services District
20 zoning classification.

21 (l) For the properties within the area bounded by the centerline of vacated West
22 Lafayette Boulevard, the centerline of vacated 21st Street, the alley north of and parallel to West
23 Fort Street and the centerline of the vacated alley west of and parallel to vacated 21st Street, the

1 existing R2 Two-Family Residential District zoning classification is revised to the B6 General
2 Services District zoning classification.

3 (m) For the properties within the area bounded by the centerline of vacated West
4 Lafayette Boulevard, the centerline of vacated 20th Street, the alley north of and parallel to West
5 Fort Street and the centerline of vacated 21st Street, the existing R2 Two-Family Residential
6 District zoning classification is revised to the B6 General Services District zoning classification.

7 (n) For the properties within the area bounded by the centerline of vacated West
8 Lafayette Boulevard, the centerline of the vacated alley west of and parallel to St. Anne Street, the
9 centerline of the vacated alley north of and parallel to West Fort Street, and the centerline of
10 vacated 20th Street, the existing R2 Two-Family Residential District zoning classification is
11 revised to the B6 General Services District zoning classification.

12 (o) For the properties within the area bounded by the centerline of vacated West
13 Lafayette Boulevard, St. Anne Street, the centerline of the vacated alley north of and parallel to
14 West Fort Street, and the centerline of the vacated alley west of and parallel to St. Anne Street, the
15 existing R3 Low Density Residential District zoning classification is revised to the B6 General
16 Services District zoning classification.

17 (p) For the properties within the area bounded by the alley north and parallel to vacated
18 Porter Street, the easterly edge of North Porter lot 6 WESSON & INGERSOLLS SUB L4 P12
19 PLATS, W C R 12/25, the centerline of vacated Porter Street, and 21st Street, the existing B4
20 General Business District zoning classification is revised to the B6 General Services District
21 zoning classification.

22 (q) For the properties within the area bounded by the centerline of vacated Howard
23 Street, the centerline of vacated 21st Street, the centerline of vacated West Lafayette Boulevard,

1 and the centerline of the vacated alley west of and parallel to vacated 21st Street, the existing B4
2 General Business District zoning classification is revised to the B6 General Services District
3 zoning classification.

4 (r) For the properties within the area bounded by a line generally 246 feet south of and
5 parallel to West Lafayette Boulevard, 18th Street, a line generally 131 feet north of and parallel to
6 West Fort Street and St. Anne Street, the existing M2 Restricted Industrial District zoning
7 classification is revised to the B6 General Services District zoning classification.

8 (s) For the properties within the area bounded by the centerline of vacated Porter
9 Street, the centerline of vacated 20th Street, the centerline of vacated Howard Street, and the
10 centerline of vacated 21 Street, the existing M3 General Industrial District zoning classification is
11 revised to the B6 General Services District zoning classification.

12 (t) For the properties within the area bounded by the centerline of vacated alley north
13 of and parallel to West Fort Street, the centerline of vacated 20th Street, West Fort Street, and the
14 centerline of vacated 21st Street, the existing M3 General Industrial District zoning classification
15 is revised to the B6 General Services District zoning classification.

16 (u) For the properties within the area bounded by the centerline of the vacated alley
17 north of and parallel to West Fort Street, St. Anne Street, West Fort Street, and the centerline of
18 vacated 20th Street, the existing M3 General Industrial District zoning classification is revised to
19 the B6 General Services District zoning classification.

20 (v) For the properties within the area bounded by 18th Street, West Fort Street, St. Anne
21 Street and a line generally 131 feet north of and parallel to West Fort Street, the existing M3
22 General Industrial District zoning classification is revised to the B6 General Services District
23 zoning classification.

1 (w) For the properties within the area bounded by St. Anne Street, West Lafayette
2 Boulevard, 18th Street, and a line generally 246 feet south of and parallel to West Lafayette
3 Boulevard, the existing PD Planned Development District zoning classification is revised to the
4 B6 General Services District zoning classification and any development regulations for the
5 existing PD Planned Development District zoning district are repealed.

6 (x) For the properties within the area bounded by West Lafayette Boulevard, the
7 centerline of the vacated alley parallel and east of 18th Street, the centerline of the alley south of
8 and parallel to West Lafayette Boulevard, and 18th Street, the existing R2 Two-Family Residential
9 District zoning classification is revised to the SD2 Special Development District, Mixed-Use
10 zoning classification.

11 (y) For the properties within the area bounded by West Lafayette Boulevard, the
12 centerline of 17th Street part of which is vacated, the centerline of the vacated alley south of and
13 parallel to West Lafayette Boulevard, and the centerline of the vacated alley east of and parallel to
14 18th Street, the existing M3 General Industrial District zoning classification is revised to the SD2
15 Special Development District, Mixed-Use zoning classification.

16 (z) For the properties within the area bounded by centerline of the alley, part of which
17 is vacated, north of and parallel to West Fort Street, the centerline of vacated 17th Street, West Fort
18 Street and 18th Street, the existing M3 General Industrial District zoning classification is revised
19 to the SD2 Special Development District, Mixed-Use zoning classification.


20 (aa) For the properties within the area bounded by West Lafayette Boulevard, the
21 westerly line of 16th Street extended, West Fort Street, and the centerline of vacated 17th Street,
22 the existing M4 Intensive Industrial District zoning classification is revised to the SD2 Special
23 Development District, Mixed-Use zoning classification.

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

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

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

Approved as to Form:



Conrad L. Mallett
Corporation Counsel