

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 the existing PD Planned Development District zoning classification, as established by Ordinance No. 42-95, for the western portion of the property commonly known as 1326 St. Antoine, generally bounded by Clinton Street to the north, the I-375 Chrysler Service Drive to the east, Macomb Street to the south, and St. Antoine to the west, to allow for a life sciences cancer research and patient treatment center with supportive medical and learning spaces and to also allow for uses that are permissible in 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 50-17-3, *District Map No. 2*, to modify the
4 development regulations for the existing PD Planned Development District zoning classification,
5 as established by Ordinance No. 42-95, for the western portion of the property commonly known
6 as 1326 St. Antoine, generally bounded by Clinton Street to the north, the I-375 Chrysler Service
7 Drive to the east, Macomb Street to the south, and St. Antoine to the west, to allow for a life
8 sciences cancer research and patient treatment center with supportive medical and learning spaces
9 and to also allow for uses that are permissible in the B5 Major Business District zoning
10 classification.

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

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

15 **CHAPTER 50. ZONING**

16 **ARTICLE XVII. ZONING DISTRICT MAPS**

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

18 For the western portion of the property commonly known as 1326 St. Antoine, generally
19 bounded by Clinton Street to the north, the I-375 Chrysler Service Drive to the east, Macomb
20 Street to the south, and St. Antoine to the west and specifically described as:

21 LAND SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN,
22 BEING ALL OF LOTS 6 AND 7 AND PART OF LOT 5, NORTHERLY OF MACOMB
23 STREET (50 FEET WIDE) AND ALL OF LOTS 6 AND 7 AND PART OF LOT 5,

1 SOUTHERLY OF CLINTON STREET (40 FEET WIDE), AND THE VACATED
2 ALLEY (20 FEET WIDE) ADJOINING ABOVE SAID LOTS OF THE "PLAT OF
3 CHARLES MORAN FARM", AS RECORDED ON AUGUST 5, 1837 IN LIBER 10,
4 PAGE 3 AND 5 OF CITY RECORDS, AND ALL OF LOTS 1 THROUGH 4,
5 NORTHERLY OF MACOMB STREET (50 FEET WIDE), AND ALL OF LOTS 1
6 THROUGH 4, SOUTHERLY OF CLINTON STREET (40 FEET WIDE), AND THE
7 VACATED ALLEY (20 FEET WIDE) ADJOINING ABOVE DESCRIBED LOTS OF
8 THE "PLAT OF THE ANTOINE BEAUBIEN FARM", AS RECORDED ON APRIL 22,
9 1846 IN LIBER 27, PAGE 197, OF DEEDS, WAYNE COUNTY RECORDS, BEING
10 MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION
11 OF THE EASTERLY LINE OF ST. ANTOINE STREET (50 FEET WIDE) AND
12 NORTHERLY LINE OF MACOMB STREET (50 FEET WIDE), SAID POINT ALSO
13 BEING THE SOUTHWESTERLY CORNER OF LOT 4, NORTHERLY OF MACOMB
14 STREET, "PLAT OF THE ANTOINE BEAUBIEN FARM"; THENCE NORTH 27
15 DEGREES 03 MINUTES 47 SECONDS WEST, 230.51 FEET ALONG THE
16 EASTERLY RIGHT OF WAY LINE OF SAID ST. ANTOINE STREET TO A POINT
17 ON THE SOUTHERLY RIGHT OF WAY LINE OF CLINTON STREET, SAID POINT
18 BEING THE NORTHWESTERLY CORNER OF LOT 4, SOUTHERLY OF CLINTON
19 STREET OF SAID "PLAT OF THE ANTOINE BEAUBIEN FARM"; THENCE NORTH
20 59 DEGREES 07 MINUTES 10 SECONDS EAST, 311.20 FEET ALONG THE
21 SOUTHERLY RIGHT OF WAY LINE OF CLINTON STREET; THENCE SOUTH 30
22 DEGREES 52 MINUTES 50 SECONDS EAST, 230.00 FEET TO A POINT ON
23 NORTHERLY RIGHT OF WAY LINE OF MACOMB STREET; THENCE SOUTH 59

1 DEGREES 07 MINUTES 10 SECONDS WEST, 326.55 FEET ALONG THE
2 NORTHERLY RIGHT OF WAY LINE OF MACOMB STREET TO THE POINT OF
3 BEGINNING AND CONTAINING 1.684 ACRES.

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

6 (a) The existing development regulations, established by Ordinance No. 42-95, as
7 modified or amended, are repealed.

8 (b) Development of the subject property must be consistent with the site plans,
9 elevations and other components of the development proposals for the Bedrock Gratiot Life
10 Sciences Building project, as depicted in the drawings prepared by Perkins and Will for developer
11 Rock Economic Development Group, dated March 2025, subject to the following conditions:

12 (1) The developer must work with the immediately adjacent property owners to
13 minimize disruption to the neighborhood during construction and address impacts
14 that may arise.

15 (2) The developer must mitigate any possible unforeseen concerns as they may arise
16 and work the with City Planning Commission staff to further refine any aspect of
17 the project design as necessary;

18 (3) The developer must make every feasible effort to incorporate bird-friendly
19 architectural features into the building design to minimize the hazard of window
20 collisions;

21 (4) The permissible uses for the development may include life sciences activities,
22 cancer research testing laboratories, and patient treatment, along with medical and
23 educational support. Additional permissible uses are limited to those uses that are

1 currently permissible for the B5 Major Business District zoning classification as of
2 the date of enactment of this ordinance, with the exception of the following specific
3 uses:

4 (a) Designated marijuana consumption establishment;

5 (b) Firearms dealership;

6 (c) Firearms target practice range, indoor;

7 (d) Heliports;

8 (e) Mortuary or funeral home

9 (f) Motor vehicle filling station;

10 (g) Marijuana microbusiness;

11 (h) Marijuana retail/provisioning facility;

12 (i) Marijuana safety compliance facility; and

13 (j) Marijuana secure transporter facility.

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

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

18 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
19 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