

## SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-32, *District Map No. 30*, to revise the zoning classifications for certain properties, commonly known as 2 St. Jean Street, 21 St. Jean Street, 95 St. Jean Street, and 140 Terminal Street from the existing M4 (Intensive Industrial) and PD (Planned Development) zoning classifications to the B4 (General Business District) zoning classification.

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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 50-17-32, *District Map No. 30*, to revise  
4 the zoning classifications for certain properties, commonly known as 2 St. Jean Street, 21 St.  
5 Jean Street, 95 St. Jean Street, and 140 Terminal Street from the existing M4 (Intensive  
6 Industrial) and PD (Planned Development) zoning classifications to the B4 (General Business  
7 District) zoning classification.

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 50-17-32 as follows:

12 **CHAPTER 50. ZONING**

13 **ARTICLE XVII. ZONING DISTRICT MAPS**

14 **Section 50-17-32. District Map No. 30**

15 2 St. Jean Street, 21 St. Jean Street, 95 St. Jean Street, and 140 Terminal Street,  
16 described specifically as:

17 **PARCEL A DESCRIPTION**

18 PART OF PRIVATE CLAIMS 26 AND 641, CITY OF DETROIT, WAYNE  
19 COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:  
20 COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF TERMINAL  
21 SUBDIVISION OF PART OF PRIVATE CLAIMS 26, 641, 638, 687 AND 392,  
22 DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 26 OF  
23 PLATS, PAGE 80, WAYNE COUNTY RECORDS, SAID CORNER BEING ON

1 THE EASTERLY RIGHT OF WAY LINE OF ST. JEAN AVENUE (66 FEET  
2 WIDE); THENCE S.26°49'36"E., 325.18 FEET ALONG SAID EASTERLY LINE  
3 TO THE POINT OF BEGINNING; THENCE N.63°10'24"E., 401.87 FEET TO A  
4 POINT ON THE CENTERLINE OF THE DETROIT TERMINAL RAILROAD  
5 EXTENDED; THENCE S.26°49'36"E., 1106.74 FEET ALONG SAID  
6 CENTERLINE EXTENDED TO A POINT ON THE UNITED STATES HARBOR  
7 LINE; THENCE N.84°40'59"W., 513.60 FEET ALONG SAID HARBOR LINE TO  
8 A POINT ON THE CENTERLINE OF ST. JEAN AVENUE EXTENDED;  
9 THENCE N.26°49'36"W., 143.28 FEET ALONG SAID CENTERLINE  
10 EXTENDED; THENCE N.62°41'41"E., 59.00 FEET; THENCE N.26°49'36"W.,  
11 549.75 FEET; THENCE N.71°21'56"W., 84.12 FEET TO A POINT ON THE  
12 CENTERLINE OF ST. JEAN AVENUE EXTENDED; THENCE N.26°49'36"W.,  
13 80.00 FEET ALONG SAID CENTERLINE EXTENDED TO A POINT ON THE  
14 SOUTHERLY LINE OF ST. JEAN AVENUE; THENCE N.63°10'24"E., 33.00  
15 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING  
16 AND CONTAINING 8.899 ACRES.

17 SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF  
18 RECORD, IF ANY.

19 the existing M4 (Intensive Industrial) and PD (Planned Development) zoning classifications are  
20 revised to the B4 (General Business District) zoning classification zoning classification.

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

22 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,  
23 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.  
3           125.3401(6), and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:

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Conrad L. Mallett  
Corporation Counsel

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