

SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-6, *District Map No. 5*, to revise the the existing R2 (Two-Family Residential District), R3 (Low Density Residential District), and B4 (General Business District) zoning classifications to the R5 (Medium Density Residential District), and SD1 (Special Development District, Small-Scale, Mixed-Use District) zoning classifications for the 22 parcels commonly identified as 1732, 1738, 1746, 1733, 1741, 1761, 1775, and 1785 West Forest Avenue; 1731, 1730, 1760, and 1770 Lombard Terrace; 4544 Rosa Parks Boulevard; and 1734, 1738, 1744, 1750, 1758, 1766, 1768, 1772, and 1792 Lysander Street from.

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 50-17-6, *District Map No. 5*, to revise the
4 existing R2 (Two-Family Residential District), R3 (Low Density Residential District), and B4
5 (General Business District) zoning classifications to the R5 (Medium Density Residential District)
6 and SD1 (Special Development District, Small-Scale, Mixed-Use District) zoning classifications
7 for the 22 parcels commonly identified as 1732, 1738, 1746, 1733, 1741, 1761, 1775, and 1785
8 West Forest Avenue, 1731, 1730, 1760, and 1770 Lombard Terrace, 4544 Rosa Parks Boulevard,
9 and 1734, 1738, 1744, 1750, 1758, 1766, 1768, 1772, and 1792 Lysander Street.

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

11 **Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District*
12 *Maps*, Section 50-17-6, *District Map No. 5*, is amended as follows:

13 **CHAPTER 50. ZONING**

14 **ARTICLE XVII. ZONING DISTRICT MAPS**

15 **Sec. 50-17-6. District Map No. 5.**

16 For the properties commonly identified as 1732, 1738, and 1746 West Forest Avenue,
17 generally bounded by West Hancock Street to the north, Avery Street to the east, West Forest
18 Avenue to the south, and Rosa Parks Boulevard to the west, and identified more specifically as:

19 N FOREST 168 WM B WESSONS SUB L10 P56 PLATS, W C R 8/64 40 X 168.30

20 N FOREST 167 WM B WESSONS SUB L10 P56 PLATS, W C R 8/64 40 X 168.30

21 N FOREST 166 EXC W 14.86 FT OF S 110 FT WM B WESSONS SUB L10 P56 PLATS,

22 W C R 8/64 30 IRREG

1 the existing R2 (Two Family Residential District) zoning classification is revised to the R5
2 (Medium Density Residential District) zoning classification.

3 For the properties commonly identified as 1733, 1741, 1761, 1775, and 1785 West Forest
4 Avenue, 1731, 1730, 1760, and 1770 Lombard Terrace, 4544 Rosa Parks Boulevard, and 1734,
5 1738, 1744, 1750, 1758, 1766, 1768, 1772, and 1792 Lysander Street, generally bounded by West
6 Forest Avenue to the north, Avery Street to the east, Lysander Street to the south, and Rosa Parks
7 Boulevard to the west, and identified more specifically as:

8 S FOREST E 30 FT OF N 100 FT 169 WM B WESSONS SUB L10 P56 PLATS, W C R
9 8/64 30 X 100

10 S FOREST W 10 FT OF N 100 FT 169 E 20 FT OF N 100 FT 170 WM B WESSONS
11 SUB L10 P56 PLATS, W C R 8/64 30 X 100

12 S FOREST W 20 FT OF N 100 FT 170 N 100 FT 171 & VAC ALLEY LYG W OF &
13 ADJ WM B WESSONS SUB L10 P56 PLATS, W C R 8/64 12 & 11 JAMES S
14 GOODRICHS SUB L10 P52 PLATS, W C R 8/65 8/--- 14,984 SQ FT

15 S FOREST 10-9 JAMES S GOODRICHS SUB L10 P52 PLATS, W C R 8/65 62 X 120.5

16 S FOREST 8-7 JAMES S GOODRICHS SUB L10 P52 PLATS, W C R 8/65 61 X 120.5

17 N LOMBARD TER S 52.9 FT 169 THRU 171 WM B WESSONS SUB L10 P56 PLATS,
18 W C R 8/64 125.26 X 52.9

19 N LOMBARD E 51 FT 172 WM B WESSONS SUB L10 P56 PLATS, W C R 8/64 51 X
20 33.45

21 N LOMBARD W 64 FT OF E 115 FT 172 WM B WESSONS SUB L10 P56 PLATS, W
22 C R 8/64 64 X 33.45

1 E TWELFTH W 80 FT 172 WM B WESSONS SUB L10 P56 PLATS, W C R 8/64 33.45
2 X 80
3 S LOMBARD TERRACE N 56.9 FT OF E 4 FT 174 N 56.9 FT 175 THRU 181 WM B
4 WESSONS SUB L10 P56 PLATS, W C R 8/64 263.22 X 56.9
5 N LYSANDER E 30 FT OF S 112 FT 181 WM B WESSONS SUB L10 P56 PLATS, W
6 C R 8/64 30 X 112
7 N LYSANDER E 20 FT OF S 112 FT 180 W 10 FT OF S 112 FT 181 WM B WESSONS
8 SUB L10 P56 PLATS, W C R 8/64 30 X 112
9 N LYSANDER E 10 FT OF S 112 FT 179 W 20 FT OF S 112 FT 180 WM B WESSONS
10 SUB L10 P56 PLATS, W C R 8/64 30 X 112
11 N LYSANDER W 30 FT OF E 40 FT S 112 FT 179 WM B WESSONS SUB L10 P56
12 PLATS, W C R 8/64 30 X 112
13 N LYSANDER E 23 FT OF S 112 FT 178 W 7.22 FT OF S 112 FT 179 WM B WESSONS
14 SUB L10 P56 PLATS, W C R 8/64 30.22 X 112
15 N LYSANDER E 20 FT OF S 112 FT 177 W 10 FT OF S 112 FT 178 WM B WESSONS
16 SUB L10 P56 PLATS, W C R 8/64 30 X 112
17 N LYSANDER E 17 FT OF S 112 FT 176 W 13 FT OF S 112 FT 177 WM B WESSONS
18 SUB L10 P56 PLATS, W C R 8/64 30 X 112
19 N LYSANDER E 14 FT OF S 112 FT 175 W 16 FT OF S 112 FT 176 WM B WESSONS
20 SUB L10 P56 PLATS, W C R 8/64 30 X 112
21 N LYSANDER 173-174 EX E 4 FT OF N 56.9 FT W 19 FT OF S 112 FT 175 WM B
22 WESSONS SUB L10 P56 PLATS, W C R 8/64 82 IRREG

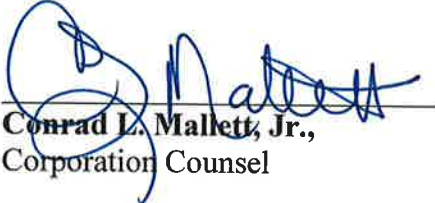
1 the existing R2 (Two Family Residential District), R3 (Low Density Residential District), and B4
2 (General Business District) zoning classifications are revised to the SD1 (Special Development,
3 Small-Scale, Mixed-Use District) zoning classification.

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

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

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

Approved as to Form:


Conrad L. Mallett, Jr.,
Corporation Counsel