

NOTICE OF ENACTMENT

TO: THE PEOPLE OF THE CITY OF DETROIT, MICHIGAN

On September 13, 2022, the Detroit City Council passed the following ordinance:

ORDINANCE NO. 2022-18 CHAPTER 50 ARTICLE XVII

AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-5, *District Map No. 4*, Section 50-17-13, *District Map No. 12*, and Section 50-17-14, *District Map No. 13*, to revise the zoning classifications for certain properties, generally bounded by Forest Avenue to the north, Joseph Campau Street to the east, Gratiot Avenue to the south, and the I-75 Chrysler Freeway to the west, from a combination of the R2 Two-Family Residential District, R3 Low Density Residential District, B4 General Business District, B6 General Services District, M3 General Industrial District, and M4 Intensive Industrial District zoning classifications to a combination of the MKT Market and Distribution District, SD1 Special Development District, Small-Scale, Mixed-Use, and SD2 Special Development District, Mixed-Use zoning classifications.

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

Section 1. Chapter 50 of the 2019 Detroit City Code, *Zoning*, is amended as follows:

CHAPTER 50. ZONING ARTICLE XVII. ZONING DISTRICT MAPS

Sec. 50-17-5. District Map No. 4.

(a) For the properties within the area bounded by Napoleon Street; the easterly line of Walter P. Chrysler Freeway Service Drive; the centerline of vacated Ben ton Street; the easterly line of Rivard Street; the southerly line of Mack Avenue; the westerly line of Russel St.; the southerly line of Erskine Street; the westerly line of Riopelle Street; the southerly line of Wilkins Street; the westerly line of Orleans Street; the northerly line of Division Street, the westerly line of Riopelle Street, to the northerly line of Napoleon Street, excluding all public right-of-ways and Lot 46 of Plat of Part of Riopelle Farm L53 P355 DEEDS, WCR 7/31, the existing B6 General Services District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(b) For the properties within the area bounded by Mack Avenue, Riopelle Street, Eliot Street, and the centerline of the vacated alley east of and approximately parallel to Russell Street, the existing B6 General Services District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(c) For the properties within the area bounded by Eliot Street, Riopelle Street, Hale Street, Orleans Street, vacated Scott Street, the southerly edge of Lot 32 of FJB Crances Sub L53 P346 Deeds WCR 7/34, the southerly edge of the southerly 240FT OF N 321FT OF OL 25, OF A PART OF THE GOUIN FARM SUB L9 P83 CITY RECORDS WCR; and Russell Street, the existing B6 General Services District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(d) For the properties within the area bounded by Mack Avenue, Orleans Street, the northerly line of vacated Hale Street, and the Grand Trunk Railroad Right-of-Way, the existing B6 General Services District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(e) For the properties within the area bounded by Mack Avenue, Russell Street, Eliot Street, and the centerline of the vacated alley east of and approximately parallel to Russell Street, the existing M3 General Industrial District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(f) For the properties within the area bounded by Orleans Street, the northerly line of vacated Scott Street, the westerly line of vacated Riopelle Street, the southerly edge of Lot 32 of FJB Crances Sub L53 P346 Deeds WCR 7/34, the southerly edge of the southerly 240FT OF N 321FT OF OL 25, OF A PART OF THE GOUIN FARM SUB L9 P83 CITY RECORDS WCR, Russell Street, and Erskine Street, the existing M3 General Industrial District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(g) For the properties within the area bounded by Riopelle Street, Mack Avenue, Orleans Street, and Hale Street, the existing M3 General Industrial District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(h) For the properties within the area bounded by the northerly line of vacated Hale Street, Grand Trunk Railroad Right-of-Way, Erskine Street, and Orleans Street, the existing M3 General Industrial District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(i) For the properties within the area bounded by Orleans Street, the alley north of and parallel to Adelaide Street, the westerly line of Lot 42 of BLK 26 PLAT OF ANTOINE DEQUINDRE FARM L10 P716-8 CITY RECORDS WCR 7/1, Adelaide Street, the westerly line of Lot 40 of BLK 26 PLAT OF ANTOINE DEQUINDRE FARM L10 P716-8 CITY RECORDS WCR 7/1, the alley north of and parallel to Adelaide Street, Riopelle Street, Napoleon Street, the alley north of and parallel to Gratiot Avenue, the alley west of and perpendicular to vacated Dequindre Street, vacated Dequindre Street, and Adelaide Street, the existing M3 General Industrial District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(j) For the properties within the area bounded by Brewster Street, the alley east of and parallel to Orleans Street, Alfred Street, and Orleans Street, the existing M3 General Industrial District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(k) For the properties within the area bounded by Erskine, Riopelle, Wilkins, and Orleans Streets, the existing M3 General Industrial District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(l) For the properties within the area bounded by Alfred Street, Orleans Street, Division Street, and the alley east of and parallel to Orleans Street, the existing M3 General Industrial District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(m) For the properties within the area bounded by Erskine Street, the Grand Trunk Railroad Right-of-Way, Adelaide Street, Orleans Street, Division Street, the alley east of and parallel to Orleans Street, Brewster Street, and Orleans Street, the existing M3 General Industrial District zoning classification is revised to the SD2 Special Development District, Mixed-Use zoning classification.

(n) For the properties within the area bounded by Gratiot Avenue, the Grand Trunk Railroad Right-of-Way, the alley perpendicular to and west of the Grand Trunk Railroad Right-of-Way, the alley north of and parallel to Gratiot Avenue, and Orleans Street, the existing M3 General Industrial District zoning classification is revised to the SD2 Special Development District, Mixed-Use zoning classification.

(o) For the properties within the area bounded by Division Street, Orleans Street, the alley south of and parallel to Division Street, the westerly line of Lot 42 of BLK 26 PLAT OF ANTOINE DEQUINDRE FARM L10 P716-8 CITY RECORDS WCR 7/1, Adelaide Street, the westerly line of Lot 40 of BLK 26 PLAT OF ANTOINE DEQUINDRE FARM L10 P716-8 CITY RECORDS WCR 7/1, the alley south of and parallel to Division Street, and Riopelle Street, the existing M4 Intensive Industrial District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(p) For the property described as Lot 46 of PLAT OF PT RIOPELLE FARM L53 P355 DEEDS WCR 7/31, the existing M4 Intensive Industrial District zoning classification is revised to the MKT Market and Distribution District zoning classification.

Sec. 50-17-13. District Map No. 12.

(a) For the properties within the area bounded by the alley east of and parallel to Saint Aubin Street, Hale Street, a line 100' west of and parallel to Chene Street, the alley west of and parallel to Chene Street, the alley north of and parallel to Gratiot, the alley south of and parallel to Wilkins Dubois Street, and Wilkins Street, the existing R2 Two-Family Residential District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(b) For the properties within the area bounded by Alexandrine Street, the alley east of and parallel to Dubois Street, the southerly line of Lot 7 BLK 62 SUB OF W 1/2 OF PC 91 L4 P41 PLATS, WCR 9/55, the southerly line of Lot 6 BLK 61 SUB OF W HALF OF PC 91 L4 P41 PLATS, WCR 9/55, and the alley west of and parallel to Dubois Street, the existing R2 Two-Family Residential District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(c) For the properties within the area bounded by Alexandrine Street, the westerly line of the E 29 FT OF W 122.36 FT OL 40 LYG E OF & ADJ ST AUBIN AVE & S OF & ADJ ALEXANDRINE AVE PLAT OF THE SUB OF PCS 14 AND 587 L31 P91 DEEDS, WCR 9/62, the southerly line of Lot 27 BRIDGE & LEWIS SUB L3 P31 PLATS, WCR 9/62, and St. Aubin Street, the existing R2 Two-Family Residential District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(h) For the properties within the area bounded by Superior Street; a line 100' west of and parallel to Chene Street, the alley west of and parallel to Chene Street, the alley south of and parallel to Alexandrine Street; the alley east of and parallel to Dubois Street; Alexandrine Street; the alley west of and parallel to Dubois Street; the alley south of and parallel to Alexandrine Street; the westerly line of the E 29 FT OF W 122.36 FT OL 40 LYG E OF & ADJ ST AUBIN AVE & S OF & ADJ ALEXANDRINE AVE PLAT OF THE SUB OF PCS 14 AND 587 L31 P91 DEEDS, WCR 9/62; Alexandrine Street; and Saint Aubin Street, the existing R3 Low Density Residential District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(i) For the properties within the area bounded by Gratiot Avenue, Alfred Street, Dubois Street, and Saint Aubin Street, the existing B4 General Business District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(j) For the properties within the area bounded by Hale Street, Chene Street, Wilkins Street, the alley west of and parallel to Chene Street, and a line 100' west of and parallel to Chene Street, the existing B4 General Business District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(k) For the properties within the area bounded by Superior Street, Chene Street, Alexandrine Street, and a line 100' west of and parallel to Chene Street, the existing B4 General Business District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(l) For the properties within the area bounded by Mack Avenue, Saint Aubin Street, Hale Street, and the alley east of and parallel to Saint Aubin Street, the existing B4 General Business District zoning classification is revised to the SD2 Special Development District, Mixed-Use zoning classification.

(m) For the properties within the area bounded by Chene Street, Alexandrine Street, the alley west of and parallel to Chene Street, and Hale Street, the existing B4 General Business District zoning classification is revised to the SD2 Special Development District, Mixed-Use zoning classification.

(n) For the properties within the area bounded by Gratiot Avenue, Joseph Campau Street, Pierce Street, Grandy Street, the alley north of and parallel to Gratiot Avenue, the alley east of and parallel to Chene Street, Mack Avenue, Chene Street, Wilkins Street, the alley north of and parallel to Gratiot Avenue, the alley south of and parallel to Wilkins Street, and Dubois Street, the existing B4 General Business District zoning classification is revised to the SD2 Special Development District, Mixed-Use zoning classification.

(o) For the properties within the area bounded by Wilkins Street, Dubois Street, Alfred Street, and Saint Aubin Street, the existing B6 General Services District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(p) For the properties within the area bounded by the Grand Trunk Railroad Right-of-Way/Dequindre Street, E. Alexandrine Street, St. Aubin Street, Scott Street, the alley east of and parallel to the Grand Trunk Railroad Right-of-Way, the alley south of and parallel to Hale Street, a line 23 feet of and parallel to the western edge

of Lot 5 of Sub of Witherell Farm L1 P23 PLATS WCR 9/58, and Hale Street, the existing M3 General Industrial District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(q) For the properties within the area bounded by Alfred Street, St. Aubin Street, Division Street, and the alley west of and parallel to St. Aubin Street, the existing M3 General Industrial District zoning classification is revised to the MKT Market and Distribution District zoning classification.

(r) For the properties within the area bounded by Gratiot Avenue, the Grand Trunk Railroad Right-of-Way, Wilkins Street, Saint Aubin Street, Alfred Street, the alley west of and parallel to Saint Aubin Street, Division Street, and Saint Aubin Street, the existing M3 General Industrial District zoning classification is revised to the SD2 Special Development District, Mixed-Use zoning classification.

(s) For the property described as THAT PART OF LOTS 35 THRU 32 PLAT OF LOT 16 WITHERELL FARM L44 P470 DEEDS, WCR; AND THAT PART OF LOTS 4 THRU 15, 20 THRU 27 & 32 THRU 35 FJB CRANES SUB L53 P345 DEEDS, WCR; AND LOTS 1 THRU 4 W 23 FT LOT 5 SUB OF WITHERELL FARM L1 P23 PLATS, WCR; AND VAC SCOTT, PIERCE & ALLEYS ADJOINING DESCRIBED AS BEGINNING AT A POINT IN N LINE ERSKINE 40 FT WD 170 FT EASTERLY FROM DEQUINDRE 6 FT WD; THENCE N 26D W 47.50 FT; THENCE N 49D 04M 50S W 87.42 FT; THENCE N 37D 39M W 170 FT; THENCE S 52D 21M W 100 FT; THENCE N 37D 39M W 16.14 FT; THENCE N 26D W 403 FT; THENCE N 64D E 207 FT; THENCE S 26D E 109 FT; THENCE S 37D 11M 20S E 20.46 FT THENCE N 64D E 60 FT; TH S 26D E 564 FT; THENCE S 64D W 101.36 FT TO POINT OF BEGINNING CONTAINING 138,864 SQUARE FEET MORE OR LESS, the existing M3 General Industrial District zoning classification is revised to the SD2 Special Development District, Mixed-Use zoning classification.

Sec. 50-17-14. District Map No. 13.

(a) For the properties within the area bounded by St. Aubin Street, East Canfield Street, the alley east of and parallel to St. Aubin Street, and the southerly line of Lot 6 Schwartz Sub L13 P45 Plats, WCR 9/77, the existing R3 Low Density Residential District zoning classification is revised to the SD1 Special Development District, Small-Scale, Mixed-Use zoning classification.

(b) For the properties within the area bounded by the southerly line of Lot 6 Schwartz Sub L13 P45 Plats, WCR 9/77, St. Aubin Street, East Forest Avenue, and the alley east of and parallel to St. Aubin Street, the existing B4 General Business District zoning classification is revised to the SD1 Special Development District, Small-Scale, Mixed-Use zoning classification.

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

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

Section 4. This ordinance shall become effective on the latter of: (1) the eighth day after publication in accordance with Section 401(6) of Public Act 110 of 2006, as amended, MCL 125.3401(6), and Section 4-118(3) of the 2012 Detroit City Charter or (2) the effective date of the ordinance amending Chapter 50, Article XI, Division 9 of 2019 Detroit City Code to establish the MKT Market and Distribution District zoning classification.

(J.C.C. Page): June 28, 2022
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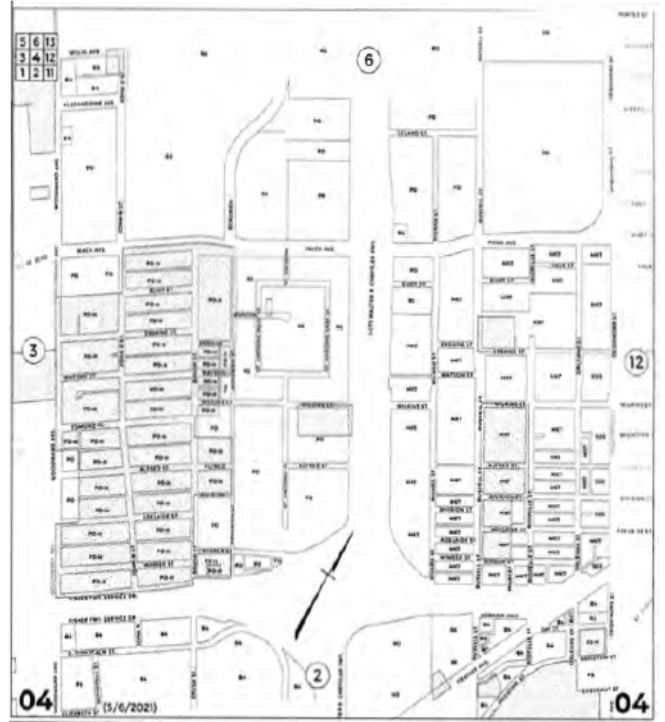
JANICE M. WINFREY
City Clerk



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