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November 18, 2020

## HONORABLE CITY COUNCIL

**RE: Request of the City Planning Commission to rezone several blocks on Zoning Map Nos. 41, 42, and 43 in the area bounded by the rail corridor on the north, I-75/Fisher Freeway Service Drive on the east, Toledo/Ruskin Avenues on the south, and Livernois Avenue on the west, as well as Clark Park (RECOMMEND APPROVAL)**

The City Planning Commission (CPC) is requesting to rezone several blocks in the area bounded by the rail corridor on the north, I-75/Fisher Freeway Service Drive on the east, Toledo and Ruskin Avenues on the south, and Livernois Avenue on the west, as well as, Clark Park. The change in zoning is being requested in order to make the area's zoning more consistent with the City's Master Plan of Policies, to limit the influence of intensive industrial uses on adjacent residential uses, and to allow for mixed use residential/commercial development. Please see the attached public hearing notice which includes maps of the original request.

### **Background and Request**

For over the past year, CPC, Planning and Development Department (P&DD), and the office of District Six Council Member Castaneda-Lopez have studied overall zoning patterns in southwest Detroit. Some of the goals of this research have been to encourage more livable healthy neighborhoods, to create density along commercial corridors, to reduce conflicts between residential and industrial land use, and to add mixed-use commercial options at traditionally industrial sites.

The City Planning Commission held a public hearing on July 23, 2020. The original request from the July 23<sup>rd</sup> public hearing included the following:

- Rezone land adjacent to the rail corridor between the I-75 and Livernois Avenue from M4 (Intensive Industrial) to M1 (Limited Industrial);
- Rezone several blocks between the rail corridor and Toledo Avenue, that are developed with single-family housing, from M4 to R2 (Two-Family Residential);
- Rezone land near the intersection of the rail corridor and West Grand Boulevard from a M4 to SD2 (Special Development, Mixed-Use);
- Rezone land at the intersection of Toledo and Hubbard Avenues from a M4 to SD1 (Special Development Small Scale – Mixed Use);
- Rezone land at the intersection of Livernois Avenue and the rail corridor, and Junction and McGregor Avenues from M4 to B4 (General Business); and
- Rezone Clark Park from R2 to PR (Parks and Recreation).

## **Public Hearing Results**

As noted earlier, on July 23, 2020, the City Planning Commission held a public hearing. At the hearing, it was noted that one letter of support from Southwest Solutions was submitted. Three persons spoke in support of the proposed rezoning and six persons spoke in opposition. The Commission had several comments regarding the proposal. Please see the attached summary of the comments made by the CPC and the public.

## **Public Hearing Follow-up**

After the July 23<sup>rd</sup> hearing, the CPC office received two additional letters of support, one from the Hubbard Farms community group, and one from area resident, Vic Abl.

Following the public hearing, Council Member Castaneda-Lopez hosted a community zoom meeting entitled “Rezoning in 48209” on August 19, 2020 to discuss rezoning efforts in the community, including the subject proposal. CPC staff participated and invited the affected property owners who spoke at July 23<sup>rd</sup> public hearing to participate as well.

In addition, the office of Council Member Castaneda-Lopez invited several of the public hearing speakers to participate in one-on-one zoom meetings to continue discussing the proposed rezoning changes. Due to schedule conflicts, a meeting was not held with legal staff representing Crown Enterprises, UST Properties and the Detroit International Bridge Company (DIBC). The following summarizes some of the comments at these meetings, many of which are similar to the public hearing comments:

- Nicholas Bashan (representing Boulevard and Trumbull Towing) stated that Boulevard and Trumbull Towing would like the M4 to remain. He said Boulevard and Trumbull Towing bought the land in 1999 and has kept the area well maintained, and that the company is exploring other industrial uses, including outdoor storage of equipment. Mr. Bashan stated that changing the zoning south of their property to residential would make it harder for them to redevelop their land. He also noted the major problem in the area of low viaduct heights resulting in trucks being only able to pass under Junction and Clark Streets. Viaducts on Scotten, Vinewood, and West Grand are too low.
- Gina Marotta and Angelo Brown (residents of the townhouses at Hubbard and Toledo) stated they both prefer to rezone the townhouses to residential to help protect the character of the properties. They also talked about applying for historic designation for the building to help protect the building character.
- Isabelle Bradbury (owner and landlord of several townhouses at Hubbard and Toledo) owns eight of the ten townhouse units. Six of the eight currently have tenants. Initially Ms. Bradbury favored keeping M4, because it gave her even more flexibility to redevelop the property with commercial uses. She would like to add commercial uses to the townhouses in order to keep the residential units affordable.
- Keith Rodgerson (of the 25<sup>th</sup> Street Block Club) is concerned about what uses the proposed SD2 at the northeast corner of West Grand Boulevard and Toledo might bring. Ideally, he would like a planning charrette for the area. He asked if SD2 would allow trailer storage.

## **CPC October 1, 2020 Review**

At its meeting on October 1, 2020, the CPC brought the subject request back for consideration. During the discussion, the following three issues were summarized and discussed as remaining areas of opposition/concern:

- At the northwest corner of Hubbard and Toledo Avenues, an owner of eight of the ten units favored keeping the M4 zoning or SD2 at a minimum in order to add commercial uses, while owners of two of the ten units preferred an R3 (Low Density Residential District) zoning classification to keep out commercial uses and allow only townhouses;
- Owners of Boulevard and Trumbull Towing and the Crown Enterprise/UST Properties/DIBC properties favored keeping the M4 zoning rather than M1, maintaining M1 would prohibit potential uses they might wish to explore; and
- At the northeast corner of West Grand and Toledo Avenues, owners Crown Enterprise/UST Properties/DIBC favored M4 rather than SD2 and representatives of the 25<sup>th</sup> Street Block favored R5 (Medium Density Residential District) rather than the proposed SD2.

As part of its review, CPC staff had recommended approval of the request as presented at the public hearing, except that all M4 industrial land be rezoned to M2 rather than M1. The Planning Commission discussed and debated the various issues and voted 6-1 in favor the request, as presented at the public hearing, with the following three changes:

1. Land at the northwest corner of Hubbard and Toledo Avenues be rezoned from M4 to R3 – not SD1;
2. Land at the northeast corner of West Grand Blvd. and Toledo Avenue be rezoned from M4 to R5 – not SD2; and
3. That industrial land be rezoned from M4 to M1 as originally presented at the public hearing. This was done because the public notice for the rezoning limited the CPC to zoning designations in this instance that were no more intense than the advertised M1, despite the Commission’s desire to go with M2.

## **Analysis**

### ***Surrounding Zoning and Land Use***

The zoning classification and land uses surrounding the subject area are as follows:

- North: M4; the area north of the rail corridor is primarily developed with industrial uses  
East: SD2; the area to the east, across I-75, is primarily vacant and recently rezoned to SD2  
South: R2; developed primarily with residential housing  
West: M4; the area west of the rail corridor and Livernois Ave. is developed with industrial uses

The area around Clark Park is presently zoned R2, R5 (Medium Density Residential), or B4 and developed with a mix of housing, apartments, commercial uses, and schools.

### ***Proposed Rezoning District Changes***

The rezonings, would involve the following:

1. **M4 to M1**  
The M4 zoning classification allows intensive industrial uses and is supposed to rarely if ever be located adjacent to residential districts. The M1 zoning classification is designed

for a wide range of industrial and related uses which can function with a minimum of undesirable effects - industrial establishments of this type provide a buffer between residential districts and intensive industrial districts.

2. **M4 to R2**

Several blocks within the subject area, although they have been developed with residential housing for decades, are zoned M4. Within M4, new residences are prohibited with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. The R2 district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings.

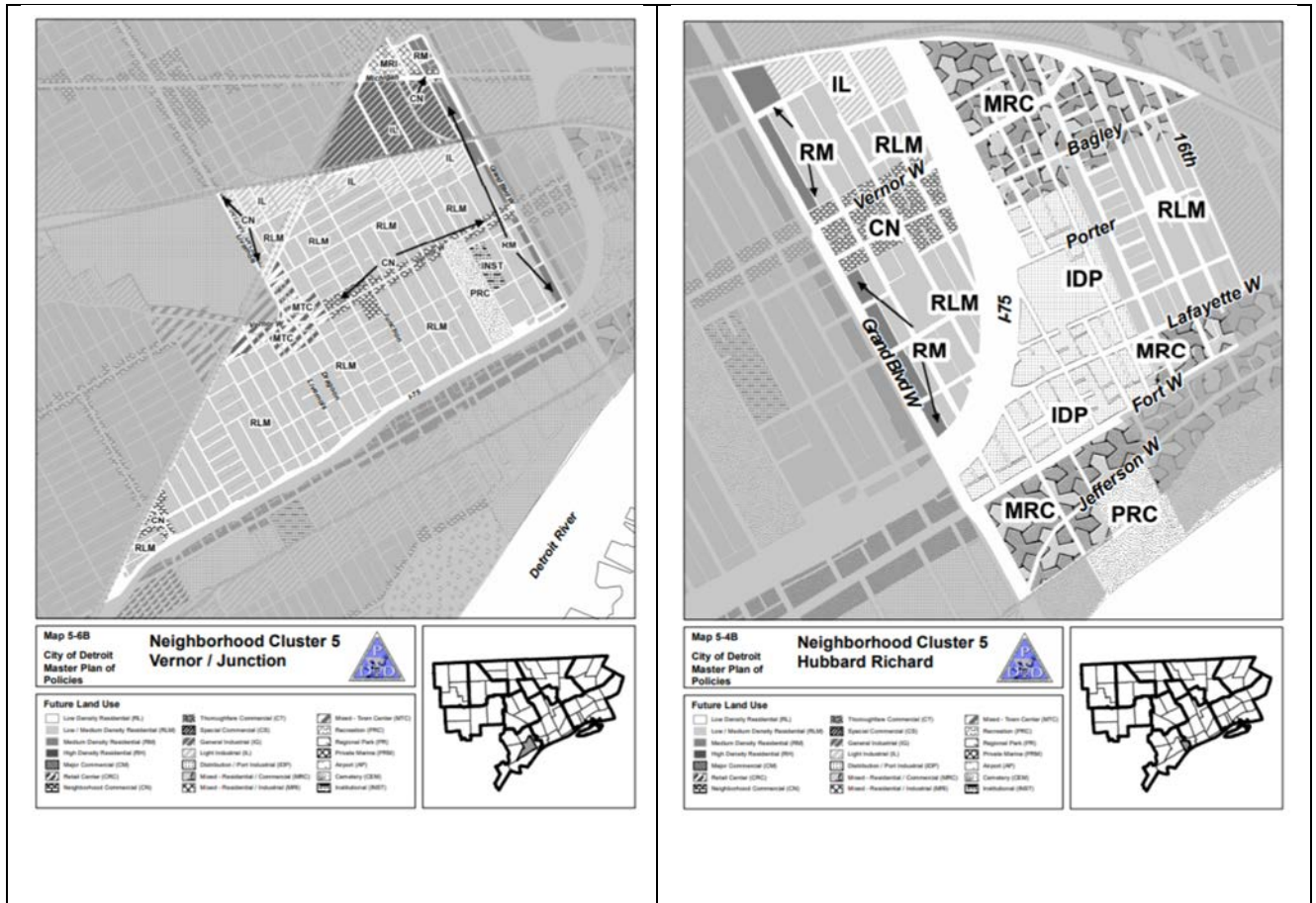
3. **M4 to B4, SD2, SD1, R5 or R3**

Several of the blocks, although zoned M4 and many of which are vacant, may be more conducive to commercial or mixed-use commercial. These are located primarily on north/south commercial corridors, such as Livernois Avenue, Junction Avenue, Hubbard Avenue, and West Grand Boulevard. The SD2 zoning classification is designed to encourage a complementary mixture of more intensive pedestrian and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares including some light industrial uses. The SD1 district is designed to encourage a complementary mixture of small-scale, pedestrian- and transit-oriented uses that are compatible in a neighborhood setting. R5 is designed for a range of residential uses from single-family to medium-density multi-family dwellings. R3 is designed as a low-density multi-family district.

***Master Plan Consistency***

The subject rezoning is located in Master Plan Neighborhood Cluster 5 within two areas: Vernor/Junction and Hubbard Richard. Most of the Master Plan calls for: Light Industrial along the rail corridor, Low/Medium Density Residential in the residential areas, Mixed Town Center along Livernois Avenue, Medium Density Residential along West Grand Boulevard, and Recreation for Clark Park. The Master Plan maps for these areas are shown below. P&DD submitted a memo dated July 22, 2020 with the following conclusion:

“Much of the proposed zoning of the subject blocks conforms directly to the Master Plan’s Future General Land Use classification, rezoning to M1(Limited Industrial) in areas designated as Light Industrial and R2 (Two-Family Residential) in areas designated as Low/Medium Density Residential. Clark Park is proposed to be rezoned to PR (Parks and Recreation), which is consistent with the PRC designation. Some blocks on the edges of the RLM and RM areas, along major streets, are being rezoned to commercial districts. Of course, the Future Land Use map does not address small-scale situations less than 10 acres, the specific characteristics of residential development, or the specific types of commercial and other nonresidential uses. A one-to-one correspondence between designations on the map and zoning is not contemplated, so we therefore find that the proposed rezoning is consistent with the Master Plan.”



In particular, for the townhouse project at the northwest corner of Hubbard and Toledo Avenues, the Master Plan future land use shows Low/Medium Density Residential (RLM) which aligns with the recommended R3 zoning. For the northeast corner of West Grand Boulevard and Toledo, the Master Plan future land use shows Medium Density Residential (RM) which aligns with the recommended R5 zoning.

**Impact on Existing Land Uses**

Within each zoning district, various land uses are designated as either a “by-right” or “conditional”, and those uses not listed are deemed, in general, as not allowed. When land is rezoned, oftentimes the land use permissibility is changed. Attached is a spreadsheet listing, in part, each of the parcels, with the address, proposed zoning change, and any land use impact from the proposed rezoning. The CPC estimates the subject rezoning involves about 225 parcels/addresses: about 100 (or 44%) are vacant/undeveloped parcels and about 70 (or 31%) have houses. The CPC estimates only one building (2360 Military) would become non-conforming. However, this location is currently used as a poorly maintained junkyard. Some current uses along the rail line, such as, The Ideal Group, which operates a steel fabricating warehouse, were not recommended to be downzoned to M1, because they would become non-conforming.

For the three primary areas of opposition/concern listed above, the impact of the proposed rezoning is as follows:

- Townhouses at northwest corner of Toledo and Hubbard Streets  
The current townhouses built around 1900 are legal nonconforming uses in the current

M4 zoning. New townhouses are not allowed in M4. For the proposed R3 zoning, townhouses are considered a by-right use, but commercial uses are not allowed.

- Opposition to rezoning M4 land to M1

Owners of Boulevard and Trumbull Towing and the Crown Enterprise/UST Properties/DIBC properties favored keeping the M4 zoning rather than M1. As noted earlier, the Master Plan for the area calls for Light Industrial which aligns with either M1, M2, or M3, but not M4. At the public hearing, CPC staff presented a slide explaining the differences between M4, M2, and M1. The industrial zones, as designed, have a hierarchy of uses based on intensity and impact on adjacent uses. In general, M1 allows 189 specific types of uses, M2 allows 198 types of uses, and M4 allows 341 types of uses.

With regards to Boulevard and Trumbull Towing, towyards are conditional in M1 through M4. So the use is treated the same by M1 and M4. As noted, the owner expressed interest in possibly developing other M4 uses. A common industrial use, such as warehousing, is allowed by-right in all industrial districts M1 through M4. An outdoor storage yard, defined in part as the use of land for the principal purpose of outdoor storage of equipment, supplies, or other items or goods, would not be allowed in M1 or M2. However, a contractor yard (for landscape or construction), defined in part as a yard used for the outdoor storage of a construction or landscape contractor's vehicles, equipment, and materials, including plant materials and contained soil, is by-right in all industrial district M1 through M4. Boulevard and Trumbull Towing allows the Post Office to use part of its land to park postal semi-trailers. A use such as this is conditional in M1 and by-right in M2 through M4.

- Vacant land at the northeast corner of West Grand Boulevard and Toledo

This land has been vacant for a number of years and was recently transferred from City ownership to UST Properties of Michigan LLC. The 25<sup>th</sup> Street Block Club is concerned about the impact of developing this parcel, particularly to mixed-use high density residential. The CPC is not aware of any immediate plans to redevelop this parcel of land. The originally proposed SD2 would allow potential residential, commercial, and/or light industrial. The R5 zoning would allow medium density residential uses and limited commercial uses. The proposed R5 zoning would be consistent with the blocks along West Grand to the south which are also zoned R5 and the Master Plan which calls for medium density residential.

### ***Community Input***

In preparation for the proposed rezoning, CPC staff reached out to the Hubbard Farms community group, the office of Council Member Raquel Castaneda-Lopez's office, and the Department of Neighborhoods District 6 to spread the word beyond required means.

### ***Zoning Ordinance Criteria***

Section 50-3-70 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. The CPC found that the present proposal meets the criteria for the following reasons:

1. *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact*

There is no error in the current zoning map which the proposed amendment would correct. However, it does meet the challenge of a changing condition or trend. There are fourteen blocks primarily developed with residential houses that have been zoned M4 since 1940. These blocks have, over the years, primarily remained residential. Several of the M4 parcels along the rail line have been vacant for a number of years while others have light or intensive industrial uses. The proposed M1 zoning along the rail line would allow future M1 limited industrial uses and bring the zoning into better conformity with the Detroit Master Plan of Policies.

2. *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance*

See previous analysis.

3. *Whether the proposed amendment will protect the health, safety, and general welfare of the public*

The proposed amendment will protect the health, safety, and general welfare of the public by rezoning the subject industrial land away from intensive industrial and toward limited industrial and by rezoning the subject area developed with housing away from intensive industrial and toward residential.

4. *Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development*

Not applicable.

5. *Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management*

It is not anticipated the proposed rezoning will have significant adverse impacts on the natural environment. It could be argued the proposed rezoning from M4 to M1 will help have a positive impact on the natural environment by limiting potential future intensive industrial uses.

6. *Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract*

The proposed amendment will not have significant adverse impacts on property in the vicinity of the subject tract. Land to the north is developed with a rail line; land to the east is developed with the I-75 Expressway; land to the south is developed primarily with residential neighborhoods; and land to the west is developed with industrial uses/rail yards.

7. *The suitability of the subject property for the existing zoning classification and proposed zoning classification*

The subject properties are not suitable for the existing zoning classification, because numerous residential blocks have been zoned intensive industrial. The land north of the residential areas are currently developed with uses that are vacant or almost all presently

allowed within M1. The Master Plan calls for the future land use of the residential areas to be residential and the industrial areas to be designated light industrial.

8. *Whether the proposed rezoning will create an illegal “spot zone.”*

The proposed rezoning will not create an illegal spot zone, because it complies with the Master Plan and there exists industrial land to the north and west and residential land to the south.

**Recommendation**

In conclusion, based on the above analysis and consistent with the approval criteria of Sec. 50-3-70 of the Zoning Ordinance, the City Planning Commission recommends **APPROVAL** of the rezoning request with modifications as summarized in this report.

Attached is an ordinance, not yet approved as to form by the Law Department; however, we anticipate and approved ordinance will soon be ready for introduction and the setting of the required public hearing.

Respectfully submitted,

Alton James, CHAIRPERSON



Marcell R. Todd, Jr., Director  
Christopher J. Gulock, AICP, Staff

Attachments

cc: Katy Trudeau, Interim Director PDD  
Karen Gage, PDD  
Greg Moots, PDD  
Ester Yang, PDD  
David Bell, Director, BSEED  
Arthur Jemison, Group Executive for Housing Planning and Development  
Lawrence Garcia, Corporation Counsel



## Attachment – Summary of comments at the July 23, 2020 CPC public hearing

At the hearing, the Commission had comments and questions including the following:

- How was the information for the proposed rezoning shared with area community organizations? *CPC staff indicated it had met with representatives of the nearby Hubbard Richard community in 2019 about parts of the proposal. As the hearing drew nearer, staff shared its report and the public hearing notice with area Hubbard Richard and other community groups.*
- Has CPC staff contacted all or most of the impacted property owners – it appeared some business were contacted and allowed to opt out? *CPC staff responded that all properties proposed to be rezoned, as well as those 300 feet away, were mailed a hearing notice. CPC staff indicated P&DD initiated a major study about 3 years ago which included a number of community meetings, some of which CPC staff attended. CPC staff clarified that it reached out to some operating businesses to learn about their operation and decided to exclude only those that would be rendered nonconforming by proposed downzoning away from M4. This included chemical and steel manufacturing companies. If some impacted businesses, such as an existing tow yard, were treated the same by the proposed rezoning (i.e. not rendered nonconforming), then the business was not contacted and was still included in the proposed rezoning. Also, CPC staff noted there is a lot of vacant land in the area, and staff did not contact the owners of vacant parcels.*
- Did a particular developer spur this rezoning? *CPC staff responded no developer spurred the request. The project was initiated by several factors, including the P&DD’s study (the West Vernor Corridor Neighborhood Framework), interest by the office of Council Member Castaneda-Lopez, etc.*
- Is there an instance, in general, when a resident or land owner may not want a downzoning? *CPC staff responded that theoretically, some homeowners or land owners might not want the downzoning if they wanted to sell their land and thought the rezoning would decrease property values.*
- The Commission recommended that staff needs to make a greater effort reaching out to all impacted property owners when proposing zoning changes. *CPC staff indicated, because of the current pandemic, public outreach had been curtailed. CPC staff indicated that it did mail out a large public notice, worked with Council Member Castaneda-Lopez’s office to spread the news, etc.*

At the hearing, three persons spoke in support of the proposal:

- **Council Member Castaneda-Lopez** spoke in support of the rezoning. She stated this is part of a larger process to rezone several areas of southwest Detroit. She noted that the goal includes to assist residential areas abutting intensive industrial areas, to protect resident’s health, and to improve resident’s quality of life. The Council Member noted that many of the subject parcels are vacant. She said her office has been doing zoning 101 meetings with community groups and that P&DD also had several meetings regarding land use and zoning in the area. Council Member Castaneda-Lopez indicated she was more than willing to meet with anyone to discuss the proposal.
- **Isabelle Bradbury** (who owns several townhouses at the northwest corner of Hubbard and Toledo Streets) spoke in support of the proposed SD1 mixed-use zoning for her property. She would like to add commercial uses to her townhouse property. She also would like SD1 along the entire Toledo Avenue block in order to add more commercial uses.

- **Maria Koliantz** (from Messiah Church at 3816 Toledo the northwest corner of West Grand and Toledo) spoke in support of the proposal. She stated the area has both good and bad business owners. She also favors downzoning the northeast corner of West Grand and Toledo from M4 to SD2.

At the hearing, six persons spoke in opposition to the proposal:

- **Christos Moisodes** (who owns a large warehouse complex at 2703 23<sup>rd</sup> Street, north of the proposed rezoning) opposes parts of the proposed rezoning. Mr. Moisodes said he has sixteen acres north of the rail line. He thinks Detroit needs more industrial M4 zoning and the vacant land along the rail line should stay M4. He said industrial land is needed for warehousing and intermodal.
- **Nicholas Bashan** (legal staff representing Boulevard and Trumbull Towing at 2411 Vinewood) raised concerns about the rezoning. Mr. Bashan said the M4 zoning is needed for development in the area and that the area is unique for trucking and intermodal. He said many of the sought after buffers already exist, because several of the blocks south of the tow yard already have several vacant lots.
- **Al Ackerman** (a lawyer also representing Boulevard and Trumbull Towing at 2411 Vinewood) raised concerns about the proposed rezoning. Mr. Ackerman stated that rezoning the land south of the tow yard to residential would diminish the property value of the tow yard, because it would require any new use at the tow yard site to have greater setbacks. Mr. Ackerman stated that houses built on land zoned industrial could still be used for residential. Mr. Ackerman said his client was not allowed to opt out of the proposal. He said that the M4 allows future development, and removing the M4 would take away opportunity.
- **Jake Howlett** (legal staff representing the Detroit International Bridge Company) stated that he had not received any communication until seven days prior to the hearing. He was concerned that other business were able to be contacted in advance, and his company was not contacted. Mr. Howlett opposes the downzoning, in part, because of his property's unique location near I-75 and the rail line, which represents a tremendous opportunity.
- **Keith Rodgerson** (lives on 25<sup>th</sup> Street and a member of the 25<sup>th</sup> Street Block Club) raised concerns about renderings from P&DD during the past planning study showing high density development at the northeast corner of West Grand and Toledo. He said that the block does not want 25<sup>th</sup> Street having too much spillover traffic. (Note: it was later clarified during the hearing that there is no pending development for the northeast corner of West Grand and Toledo with high density residential development, because the City recently sold this land to an affiliate of the Detroit International Bridge Company).
- **Gina Marotta** (who owns a townhouse at the northwest corner of Hubbard and Toledo Streets) opposed the proposed SD1 for her townhouse. She favors the overall downzoning from M4 to M1, but does not favor mixed use SD1 for her property. She prefers a zoning category that preserves and respects the existing historic townhouses.

# City of Detroit

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## **NOTICE OF PUBLIC HEARING**

Governor Gretchen Whitmer's "Stay Home, Stay Safe" Executive Order (EO 2020-21) went into effect on March 24, 2020. Therefore, the Detroit City Planning Commission (CPC) will be meeting virtually using video conferencing software in response to the COVID-19 Pandemic. A regular meeting of the CPC is set for **Thursday, July 23, 2020**. This action is being taken in accordance with Governor Whitmer's Executive Order 2020-15, which allows electronic meetings for public bodies.

The CPC meeting may be viewed in the following manner.

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09>

Or iPhone one-tap:

US: +12678310333,,96355593579# or +13017158592,,96355593579#

Or by Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 213 338 8477 or +1 253 215 8782  
or +1 346 248 7799 Webinar ID: 963 5559 3579

## **A PUBLIC HEARING WILL BE HELD** **THURSDAY, JULY 23, 2020 AT 6:15 PM**

The subject hearing is to consider the request of the City of Detroit City Planning Commission to amend Article XVII, District Map Nos. 41, 42, and 43 of the 2019 Detroit City Code, Chapter 50, Zoning, generally located in the area bounded by the rail corridor on the north, I-75/Fisher Freeway Service Drive on the east, Toledo Avenue on the south, and Livernois Avenue on the west, as well as, Clark Park, so that the zoning in the area is more consistent with existing land uses, more consistent with the City's Master Plan of Policies, to limit the influence of intensive industrial uses on adjacent residential uses, and, to allow mixed use residential/commercial development in some areas.

The location of the proposed rezonings are shown on the accompanying maps. In general, the proposed amendments would:

- Rezone land adjacent to the rail corridor between the I-75 and Livernois Avenue from a M4 (Intensive Industrial) to a M1 (Limited Industrial) district;
- Rezone several blocks between the rail corridor and Toledo Avenue, that have been and presently are developed with single-family housing, be rezoned from a M4 to a R2 (Two-Family Residential) district;

- Rezone land near the intersection of the rail corridor and West Grand Boulevard from a M4 to a SD2 (Special Development, Mixed-Use) district;
- Rezone land at the intersection of Toledo and Hubbard Avenues from a M4 to a SD1 (Special Development Small Scale – Mixed Use) district;
- Rezone land at the intersection of Livernois Avenue and the rail corridor, and Junction and McGregor Avenues from a M4 to B4 (General Business) district; and
- Rezone Clark Park from a R2 to a PR (Parks and Recreation) district.

The current and proposed district classifications are described as follows:

**R2 TWO-FAMILY RESIDENTIAL DISTRICT**

The district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

**B4 GENERAL BUSINESS DISTRICT**

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

**M1 LIMITED INDUSTRIAL DISTRICT**

This district is used primarily along major and secondary thoroughfares in blocks which contain older, vacant structures, mixed land uses, or other deficiencies, and where the Master Plan indicates industrial development to be the desirable ultimate use. The purpose of the district is to permit these vacant structures to be used for necessary economic activities, and to encourage the transition of the area to warehousing, wholesaling, and light industrial uses.

**M2 RESTRICTED INDUSTRIAL DISTRICT**

This district is designed for a wide range of industrial and related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a buffer between residential districts and intensive industrial districts. New residential construction is excluded from this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are both to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

**M3 GENERAL INDUSTRIAL DISTRICT**

This district is composed of property so situated as to be suitable for industrial development, but where the modes of operation of the industry may affect any nearby residential uses. The purpose of this district is to permit the normal operation of a majority of industries, subject only to those regulations needed to control congestion and to protect nearby residential districts. No new residential construction is permitted in this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

**M4 INTENSIVE INDUSTRIAL DISTRICT**

This district will permit uses which are usually objectionable and, therefore, the district is rarely, if ever, located adjacent to residential districts. A broad range of uses is permitted in this district. New residences are prohibited with the exception of loft conversions of existing buildings and of residential uses combined in structures with

permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

### **PR PARKS AND RECREATION DISTRICT**

The intent of the Parks and Recreation District is to retain, insofar as is practicable and desirable, publicly owned lands in excess of four (4) acres in size already improved for or intended to be improved for recreational uses and/or to be preserved as open space. The restrictions of this classification are intended to encourage preservation of these lands and to permit development in keeping with the natural amenities of these areas. In addition to those uses allowed by right, commercial recreational facilities may be permitted upon approval of the City Council.

### **SD1 SPECIAL DEVELOPMENT DISTRICT—SMALL SCALE, MIXED-USE**

This district is designed to encourage a complementary mixture of small-scale, pedestrian- and transit-oriented uses that are compatible in a neighborhood setting. It is intended to ensure a neighborhood character and place a proper balance of activities within walking distance of one another while serving the day-to-day needs of residents. Parking requirements are reduced in certain circumstances to promote use of transit and non- motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

### **SD2 SPECIAL DEVELOPMENT DISTRICT, MIXED-USE**

This district is designed to encourage a complementary mixture of more intensive pedestrian- and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.




A Zoning Ordinance map amendment requires approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Division 3 of Chapter 50 of the 2019 Detroit City Code, the Detroit Zoning Ordinance. All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the City Planning Commission at [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov) via e-mail, for the record.

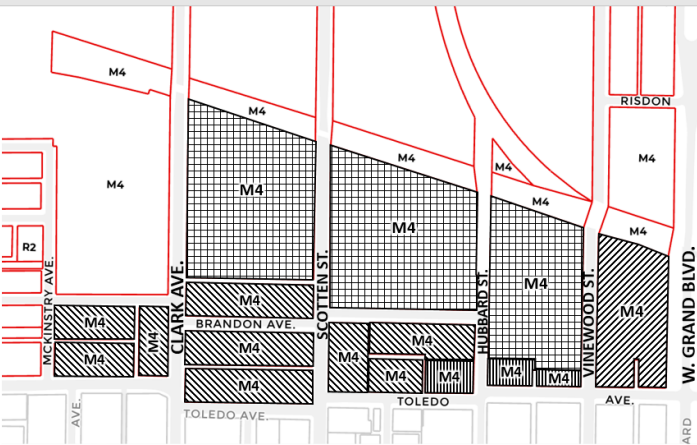
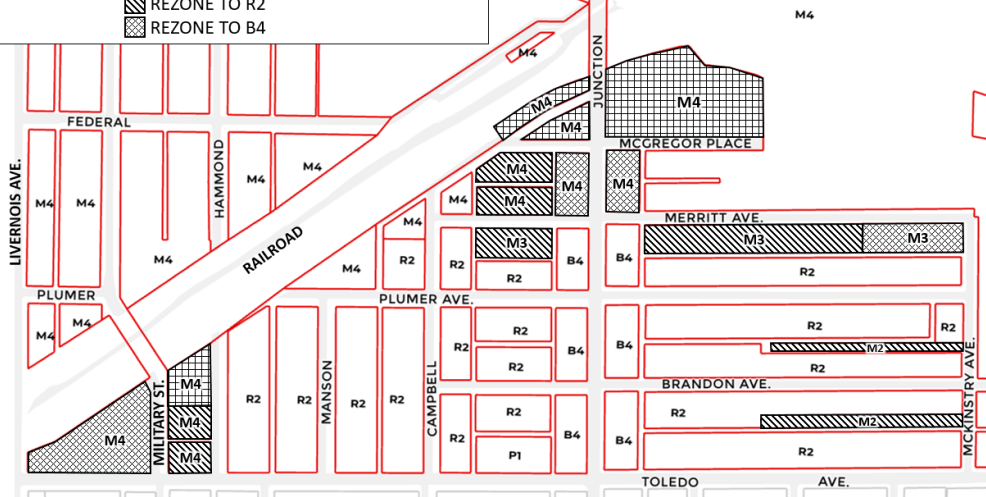
Public comment/testimony may be given at the appropriate times during the meeting when called for. If you desire to speak and are attending the meeting online press the raise your hand icon at the bottom of the screen or press ALT-Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press \*-9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at [313-224-4950](tel:313-224-4950).





For further information on this proposal or the public hearing, please call (313) 224-6225.  
CPC Webpage: <https://detroitmi.gov/government/commissions/city-planning-commission>

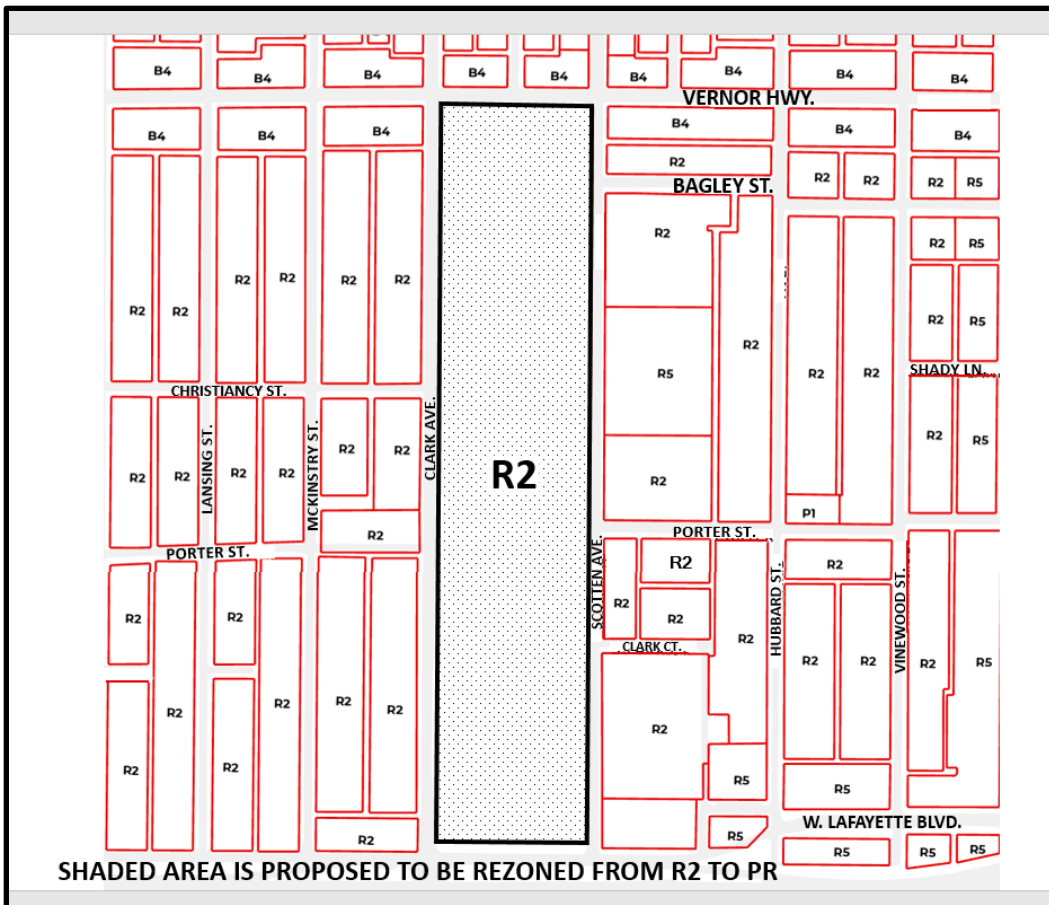
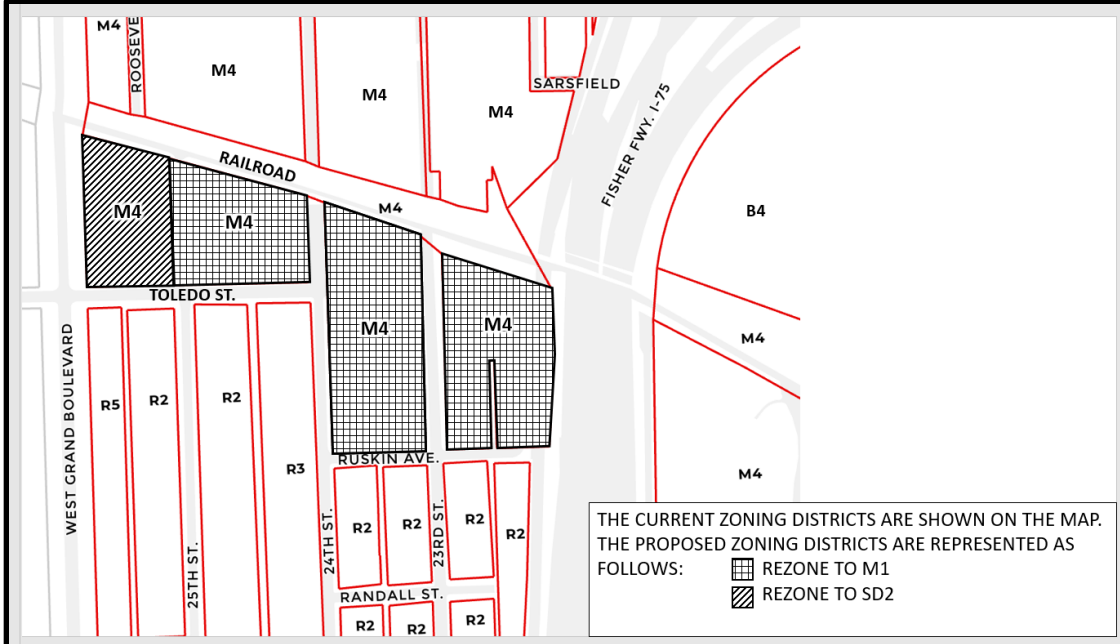
THE CURRENT ZONING DISTRICTS ARE SHOWN ON THE MAP.  
THE PROPOSED ZONING DISTRICTS ARE REPRESENTED AS  
FOLLOWS:

-  REZONE TO M1
-  REZONE TO R2
-  REZONE TO B4



THE CURRENT ZONING DISTRICTS ARE SHOWN ON THE MAP.  
THE PROPOSED ZONING DISTRICTS ARE REPRESENTED AS  
FOLLOWS:

-  REZONE TO M1
-  REZONE TO R2
-  REZONE TO SD1
-  REZONE TO SD2



**SUMMARY OF LAND USES**

Address	Street	Taxpayer	Current Use	Current Zoning	Proposed Zoning	Allowed under current zoning?	Allowed under proposed zoning?	Comments			
2300	23RD ST	UST PROPERTIES OF MICHIGAN, LLC	vacant land parcel	M4	M1	na	na	vacant land			
2220	24TH ST	UST PROPERTIES OF MICHIGAN, LLC	vacant building?; past garage or storage	M4	M1	R	R	same			
2298	24TH ST	MCRR RAILROAD COMPANY	vacant land parcel	M4	M1	na	na	vacant land			
4025	BRANDON		single-family home	M4	R2	new housing not allowed	R	Moves from nonconforming to by-right			
4031	BRANDON		single-family home	M4	R2	new housing not allowed	R	Moves from nonconforming to by-right			
4039	BRANDON		vacant land	M4	R2	na	na	vacant land			
4043	BRANDON		vacant land	M4	R2	na	na	vacant land			
4049	BRANDON		vacant land	M4	R2	na	na	vacant land			
4055	BRANDON		vacant land	M4	R2	na	na	vacant land			
4061	BRANDON		vacant land	M4	R2	na	na	vacant land			
4067	BRANDON		vacant land	M4	R2	na	na	vacant land			
4073	BRANDON		vacant land	M4	R2	na	na	vacant land			
4079	BRANDON		vacant land	M4	R2	na	na	vacant land			
4200	BRANDON		vacant land	M4	R2	na	na	vacant land			
4201	BRANDON		single-family home	M4	R2	not allowed	R	Moves from nonconforming to by-right			
4206	BRANDON		vacant land	M4	R2	na	na	vacant land			
4212	BRANDON		vacant land	M4	R2	na	na	vacant land			
4213	BRANDON		house	M4	R2	not allowed	R	Moves from nonconforming to by-right			
4218	BRANDON		single-family home	M4	R2	not allowed	R	Moves from nonconforming to by-right			
4219	BRANDON		single-family home	M4	R2	not allowed	R	Moves from nonconforming to by-right			



**SUMMARY OF LAND USES**

4224	BRANDON		vacant land	M4	R2	na	na	vacant land			
4225	BRANDON		house	M4	R2	not allowed	R	Moves from nonconforming to by-right			
4230	BRANDON		vacant land	M4	R2	na	na	vacant land			
4231	BRANDON		house	M4	R2	not allowed	R	Moves from nonconforming to by-right			
4236	BRANDON		vacant land	M4	R2	na	na	vacant land			
4237	BRANDON		house	M4	R2	not allowed	R	Moves from nonconforming to by-right			
4242	BRANDON		vacant land	M4	R2	na	na	vacant land			
4243	BRANDON		vacant land	M4	R2	na	na	vacant land			
4248	BRANDON		vacant land	M4	R2	na	na	vacant land			
4249	BRANDON		house	M4	R2	not allowed	R	Moves from nonconforming to by-right			
4251	BRANDON		vacant land	M4	R2	na	na	vacant land			
4255	BRANDON		house	M4	R2	not allowed	R	Moves from nonconforming to by-right			
4260	BRANDON		vacant land	M4	R2	na	na	vacant land			
4261	BRANDON		house	M4	R2	not allowed	R	Moves from nonconforming to by-right			
4266	BRANDON		single-family home	M4	R2	not allowed	R	Moves from nonconforming to by-right			
4267	BRANDON		single-family home	M4	R2	not allowed	R	Moves from nonconforming to by-right			
4271	BRANDON		vacant land	M4	R2	na	na	vacant land			
4272	BRANDON		single-family home	M4	R2	not allowed	R	Moves from nonconforming to by-right			
4278	BRANDON		vacant land	M4	R2	na	na	vacant land			
4279	BRANDON		vacant land	M4	R2	na	na	vacant land			
4284	BRANDON		vacant land	M4	R2	na	na	vacant land			
4285	BRANDON		house	M4	R2	not allowed	R	Moves from nonconforming to by-right			

**SUMMARY OF LAND USES**

4291	BRANDON		vacant land	M4	R2	na	na	vacant land			
4296	BRANDON		vacant land	M4	R2	na	na	vacant land			
4419	BRANDON		vacant land	M4	R2	na	na	vacant land			
4429	BRANDON		vacant land	M4	R2	na	na	vacant land			
4435	BRANDON		vacant land	M4	R2	na	na	vacant land			
4441	BRANDON		vacant land	M4	R2	na	na	vacant land			
4447	BRANDON		vacant land	M4	R2	na	na	vacant land			
4453	BRANDON		vacant land	M4	R2	na	na	vacant land			
4459	BRANDON		vacant land	M4	R2	na	na	vacant land			
4465	BRANDON		house	M4	R2	not allowed	R	Moves from nonconforming to by-right			
4471	BRANDON		vacant land	M4	R2	na	na	vacant land			
4477	BRANDON		house	M4	R2	not allowed	R	Moves from nonconforming to by-right			
4481	BRANDON		vacant land	M4	R2	na	na	vacant land			
2308	CLARK		single-family home	M4	R2	not allowed	R	Moves from nonconforming to by-right			
2314	CLARK		vacant land	M4	R2	na	na	vacant land			
2319	CLARK		single-family house	M4	R2	not allowed	R	Moves from nonconforming to by-right			
2327	CLARK		single-family home	M4	R2	not allowed	R	Moves from nonconforming to by-right			
2335	CLARK		single-family home	M4	R2	not allowed	R	Moves from nonconforming to by-right			
2341	CLARK		single-family home	M4	R2	not allowed	R	Moves from nonconforming to by-right			
2347	CLARK		single-family home	M4	R2	not allowed	R	Moves from nonconforming to by-right			
2353	CLARK		single-family home	M4	R2	not allowed	R	Moves from nonconforming to by-right			
2359	CLARK		vacant land	M4	R2	na	na				

**SUMMARY OF LAND USES**

2363	CLARK		vacant land	M4	R2	na	na	vacant land			
2444	CLARK	CRAFTSMAN CREDIT UNION	credit union	M4	M1	R	R	same			
3524	CLARK	REALITY COMPANY	State of Michigan MDHHS	M4	B4	R	R	taxpayer 2485 Scotten			
5660	COMMERCIAL	Inglemont Enterprises	vacant building	M4	M1	na	na	vacant building			
5679	COMMERCIAL		single-family house	M4	R2	not allowed	R	Moves from nonconforming to by-right			
615	GRAND BLVD.	Metropolitan Outreach Center	profit community center	M4	SD2	C	R	Moves from C to R			
2325	HAMMOND		vacant land	M4	R2	na	na	vacant land			
2333	HAMMOND		house	M4	R2	not allowed	R	Moves from non conforming to by-right			
2335	HAMMOND	Eagle Saints Outreach Church	church	M4	R2	C	C	same			
2315	HUBBARD	FEHAJ	vacant land	M4	SD1	na	na	vacant land			
2327	HUBBARD	Southwest Housing Solutions	vacant land	M4	R2	na	na	vacant land			
2331	HUBBARD	Southwest Housing Solutions	vacant land	M4	R2	na	na	vacant land			
2337	HUBBARD	Southwest Housing Solutions	vacant land	M4	R2	na	na	vacant land			
2343	HUBBARD		vacant land	M4	R2	na	na	vacant land			
2345	HUBBARD		vacant land	M4	R2	na	na	vacant land			
2347	HUBBARD		single-family home	M4	R2	new housing not allowed	R	Moves from nonconforming to by-right			
2403	HUBBARD	REALTY COMPANY	towyard	M4	M1	C	C	same			
2411	HUBBARD	REALTY COMPANY	towyard	M4	M1	C	C	same			
2417	HUBBARD	REALTY COMPANY	towyard	M4	M1	C	C	same			
2423	HUBBARD	REALTY COMPANY	towyard	M4	M1	C	C	same			
2451	HUBBARD	Boulevard and Trumbull	towyard	M4	M1	C	C	same			

**SUMMARY OF LAND USES**

2456	HUBBARD	REALTY COMPANY	towyard	M4	M1	C	C	same			
2600	JUNCTION	Hispanic Manufacturing Center	vacant land / landscaped area	M4	B4	na	na	vacant land			
2603	JUNCTION	Carlos Ortega	single-family house	M4	B4	not allowed	C	Moves from nonconforming to conditional			
2609	JUNCTION	Carlos Ortega	single-family house	M4	B4	not allowed	C	Moves from nonconforming to conditional			
2625	JUNCTION	Paul Bawol	vacant land/storage	M4	B4	na	na	vacant land			
2636	JUNCTION	Cecilia Carlson	building - multi family / residential	M4	B4	not allowed	R	Moves from nonconforming to by-right			
2640	JUNCTION	Classic Storage LLC	vacant building	M4	B4	na	na	vacant building			
2730	JUNCTION	RXR	vacant land	M4	M1	na	na	vacant land			
2711	JUNCTION	Mexican Wholesale Grocery & Produce	vacant building	M4	M1	na	na	vacant building			
4796	MCGREGOR	Classic Storage LLC	storage building	M4	M1	R	R	same			
5631	MCGREGOR		vacant land	M4	R2	na	na	vacant land			
5637	MCGREGOR		single-family house	M4	R2	not allowed	R	Moves from nonconforming to by-right			
5641	MCGREGOR		single-family house	M4	R2	not allowed	R	Moves from nonconforming to by-right			
5647	MCGREGOR		single-family house	M4	R2	not allowed	R	Moves from nonconforming to by-right			
5651	MCGREGOR		single-family house	M4	R2	not allowed	R	Moves from nonconforming to by-right			
5657	MCGREGOR		single-family house	M4	R2	not allowed	R	Moves from nonconforming to by-right			
5665	MCGREGOR		single-family house	M4	R2	not allowed	R	Moves from nonconforming to by-right			
5671	MCGREGOR		single-family house	M4	R2	not allowed	R	Moves from nonconforming to by-right			

**SUMMARY OF LAND USES**

2304	MCKINSTRY		townhouse	M4	R2	not allowed	C	Moves from non conforming to conditional			
2337	MCKINSTRY		rear yard of housing	M2	R2	not allowed	R	Helps by removing M from rear yard			
2341	MCKINSTRY		rear yard of housing	M2	R2	not allowed	R	Helps by removing M from rear yard			
2345	MCKINSTRY		rear yard of housing	M2	R2	not allowed	R	Helps by removing M from rear yard			
2349	MCKINSTRY		rear yard of housing	M2	R2	not allowed	R	Helps by removing M from rear yard			
2353	MCKINSTRY		rear yard of housing	M2	R2	not allowed	R	Helps by removing M from rear yard			
2355	MCKINSTRY		rear yard of housing	M2	R2	not allowed	R	Helps by removing M from rear yard			
2423	MCKINSTRY	Leo Kozlowski	vacant land industrial building	M4	R2	na	na	vacant building / most likely becomes nonconforming			
4601	MERRITT	Center	urban garden	M3	B4	C	R	Moves from C to R			
4671	MERRITT		house	M3	R2	not allowed	R	Moves from nonconforming to by-right			
4701	MERRITT		house	M3	R2	not allowed	R	Moves from nonconforming to by-right			
4707	MERRITT		vacant land	M3	R2	na	na	vacant land			
4719	MERRITT		vacant land	M3	R2	na	na	vacant land			
4721	MERRITT		vacant land	M3	R2	na	na	vacant land			
4727	MERRITT		vacant land	M3	R2	na	na	vacant land			
4733	MERRITT		house	M3	R2	not allowed	R	Moves from nonconforming to by-right			
4741	MERRITT		vacant land	M3	R2	na	na	vacant land			
4749	MERRITT		vacant land	M3	R2	na	na	vacant land			
4757	MERRITT		vacant land	M3	R2	na	na	vacant land			

**SUMMARY OF LAND USES**

4763	MERRITT		house	M3	R2	not allowed	R	Moves from nonconforming to by-right			
4769	MERRITT		vacant land	M3	R2	na	na	vacant land			
4775	MERRITT		vacant land	M3	R2	na	na	vacant land			
4783	MERRITT		vacant land	M3	R2	na	na	vacant land			
4791	MERRITT		vacant land	M3	R2	na	na	vacant land			
4797	MERRITT		vacant land	M3	R2	na	na	vacant land			
4801	MERRITT		vacant land	M3	R2	na	na	vacant land			
4807	MERRITT		house	M3	R2	not allowed	R	Moves from nonconforming to by-right			
4811	MERRITT		vacant land	M3	R2	na	na	vacant land			
4817	MERRITT		house	M3	R2	not allowed	R	Moves from nonconforming to by-right			
4825	MERRITT		vacant land	M3	R2	na	na	vacant land			
4827	MERRITT		vacant land	M3	R2	na	na	vacant land			
4835	MERRITT		vacant land	M3	R2	na	na	vacant land			
4841	MERRITT		vacant land	M3	R2	na	na	vacant land			
4847	MERRITT		vacant land	M3	R2	na	na	vacant land			
4853	MERRITT		vacant land	M3	R2	na	na	vacant land			
5626	MERRITT	Guillermo Calzada	vacant land	M4	R2	na	na	vacant land			
5627	MERRITT		single-family house	M3	R2	not allowed	R	Moves from non-conforming to by-right			
5634	MERRITT	Guillermo Calzada	single-family house	M4	R2	not allowed	R	Moves from non-conforming to by-right			
5637	MERRITT		single-family house	M3	R2	not allowed	R	Moves from non-conforming to by-right			
5641	MERRITT		single-family house	M3	R2	not allowed	R	Moves from non-conforming to by-right			
5644	MERRITT	Emmanuel Calzada	vacant land	M4	R2	na	na	vacant land			
5647	MERRITT		single-family house	M3	R2	not allowed	R	Moves from non-conforming to by-right			
5655	MERRITT		single-family house	M3	R2	not allowed	R	Moves from non-conforming to by-right			

**SUMMARY OF LAND USES**

5661	MERRITT		single-family house	M3	R2	not allowed	R	Moves from non-conforming to by-right			
5667	MERRITT		single-family house	M3	R2	not allowed	R	Moves from non-conforming to by-right			
5671	MERRITT		single-family house	M3	R2	not allowed	R	Moves from non-conforming to by-right			
5675	MERRITT		single-family house	M3	R2	not allowed	R	Moves from non-conforming to by-right			
5676	MERRITT	Emmanuel Calzada	vacant land	M4	R2	na	na	vacant land			
<b>2360</b>	<b>MILITARY</b>		<b>junkyard; auto wrecking and storage</b>	<b>M4</b>	<b>M1</b>	<b>C</b>	<b>not allowed</b>	<b>becomes legally nonconforming</b>			
3320	RUSKIN	MICHIGAN, LLC	vacant land parcel	M4	M1	na	na	vacant land			
2350	SCOTTEN		vacant land	M4	R2	na	na	vacant land			
2344	SCOTTEN		single-family house	M4	R2	new housing not allowed	R	Moves from nonconforming to by-right			
2394	SCOTTEN		vacant land	M4	R2	na	na				
2330	SCOTTEN		single-family house	M4	R2	new housing not allowed	R	Moves from nonconforming to by-right			
2324	SCOTTEN		vacant land	M4	R2	na	na	vacant land			
2318	SCOTTEN		vacant land	M4	R2	na	na	vacant land			
2310	SCOTTEN		vacant land	M4	R2	na	na	vacant land			
2300	SCOTTEN		single-family house	M4	R2	new housing not allowed	R	Moves from nonconforming to by-right			
2400	SCOTTEN	REALITY COMPANY	towyard	M4	M1	C	C	same			
2450	SCOTTEN	REALITY COMPANY	towyard	M4	M1	C	C	same			
2485	SCOTTEN	REALITY COMPANY	towyard	M4	M1	C	C	same			
3564	TOLEDO	UST PROPERTIES OF MICHIGAN, LLC	vacant building?; past offices and warehouse	M4	M1	R	R	same			
3600	TOLEDO	MICHIGAN, LLC	vacant land parcel	M4	SD2	na	na	vacant land			

**SUMMARY OF LAND USES**

3816	TOLEDO	MESSIAH LUTH CH DET	church	M4	SD2	C	R	Moves from C to R			
3828	TOLEDO	MESSIAH LUTH CH DET	parking	M4	SD2	R	R	same			
3832	TOLEDO	MESSIAH LUTH CH DET	vacant land lot	M4	SD2	na	na	vacant land			
3950	TOLEDO	3950 TOLEDO INC	Matrix Head Start (child care center)	M4	SD1	not allowed	R	Moves from nonconforming to by-right			
4000	TOLEDO	FEHAJ	townhouse	M4	SD1	not allowed	C	Moves from non-conforming to conditional			
4002	TOLEDO	FEHAJ	townhouse	M4	SD1	not allowed	C	Moves from non-conforming to conditional			
4008	TOLEDO	FEHAJ	townhouse	M4	SD1	not allowed	C	Moves from non-conforming to conditional			
4010	TOLEDO	FEHAJ	townhouse	M4	SD1	not allowed	C	Moves from non-conforming to conditional			
4016	TOLEDO	FEHAJ	townhouse	M4	SD1	not allowed	C	Moves from non-conforming to conditional			
4018	TOLEDO		townhouse	M4	SD1	not allowed	C	Moves from non-conforming to conditional			
4024	TOLEDO	FEHAJ	townhouse	M4	SD1	not allowed	C	Moves from non-conforming to conditional			
4026	TOLEDO		townhouse	M4	SD1	not allowed	C	Moves from non-conforming to conditional			
4032	TOLEDO	FEHAJ	townhouse	M4	SD1	not allowed	C	Moves from non-conforming to conditional			
4034	TOLEDO	FEHAJ	townhouse	M4	SD1	not allowed	C	Moves from non-conforming to conditional			
4042	TOLEDO	FEHAJ	vacant land	M4	R2	na	na	vacant land			
4048	TOLEDO		vacant land	M4	R2	na	na	vacant land			
4054	TOLEDO		vacant land	M4	R2	na	na	vacant land			
4060	TOLEDO		vacant land	M4	R2	na	na	vacant land			
4066	TOLEDO		single-family house	M4	R2	New housing not allowed	R	Moves from nonconforming to by-right			
4100	TOLEDO		vacant land	M4	R2	na	na	vacant land			
4108	TOLEDO		vacant land	M4	R2	na	na	vacant land			
4118	TOLEDO		vacant land	M4	R2	na	na	vacant land			
4200	TOLEDO		vacant land	M4	R2	na	na	vacant land			



**SUMMARY OF LAND USES**

4206	TOLEDO		single-family house	M4	R2	New housing not allowed	R	Moves from nonconforming to by-right			
4214	TOLEDO		single-family house	M4	R2	New housing not allowed	R	Moves from nonconforming to by-right			
4220	TOLEDO		single-family house	M4	R2	New housing not allowed	R	Moves from nonconforming to by-right			
4226	TOLEDO		vacant land	M4	R2	na	na	vacant land			
4232	TOLEDO		single-family house	M4	R2	New housing not allowed	R	Moves from nonconforming to by-right			
4238	TOLEDO		single-family house	M4	R2	New housing not allowed	R	Moves from nonconforming to by-right			
4244	TOLEDO		single-family house	M4	R2	New housing not allowed	R	Moves from nonconforming to by-right			
4250	TOLEDO		single-family house	M4	R2	New housing not allowed	R	Moves from nonconforming to by-right			
4300	TOLEDO		single-family house	M4	R2	New housing not allowed	R	Moves from nonconforming to by-right			
4308	TOLEDO		single-family house	M4	R2	New housing not allowed	R	Moves from nonconforming to by-right			
4314	TOLEDO		vacant land	M4	R2	na	na	vacant land			
4320	TOLEDO		vacant land	M4	R2	na	na	vacant land			
4326	TOLEDO		vacant land	M4	R2	na	na	vacant land			
4338	TOLEDO		vacant land	M4	R2	na	na	vacant land			
4430	TOLEDO		single-family home	M4	R2	not allowed	R	Moves from non-conforming to by-right			
4436	TOLEDO		single-family home	M4	R2	not allowed	R	Moves from non-conforming to by-right			
4440	TOLEDO		single-family home	M4	R2	not allowed	R	Moves from non-conforming to by-right			
4446	TOLEDO		single-family home	M4	R2	not allowed	R	Moves from non-conforming to by-right			
4454	TOLEDO		single-family home	M4	R2	not allowed	R	Moves from non-conforming to by-right			

**SUMMARY OF LAND USES**

4458	TOLEDO		vacant land	M4	R2	na	na	vacant land			
4466	TOLEDO		single-family home	M4	R2	not allowed	R	Moves from non-conforming to by-right			
4472	TOLEDO		single-family home	M4	R2	not allowed	R	Moves from non-conforming to by-right			
4478	TOLEDO		vacant land	M4	R2	not allowed	R	Moves from non-conforming to by-right			
6100	TOLEDO		vacant land	M4	R2	na	na	vacant land			
6110	TOLEDO		vacant land	M4	R2	na	na	vacant land			
6116	TOLEDO		vacant land	M4	R2	na	na	vacant land			
6124	TOLEDO		vacant land	M4	R2	na	na	vacant land			
6170	TOLEDO	Joseph Shammami	Wholesale; standard restaurant	M4	B4	R	R	exact use unclear			
2300	VINEWOOD	VINEWOOD DETROIT, LLC	vacant land parcel	M4	SD2	na	na	vacant land			
2303	VINEWOOD	HISON, CRAIG & SHEARON	vacant land parcel	M4	SD1	na	na	vacant land			
2309	VINEWOOD	HISON, CRAIG & SHEARON	vacant land parcel	M4	SD1	na	na	vacant land			
2312	VINEWOOD	MESSIAH LUTH CH DET	parking lot	M4	SD2	R	R	same			
2318	VINEWOOD	MESSIAH LUTH CH DET	parking lot	M4	SD2	R	R	same			
2321	VINEWOOD	TOWING INC.	towyard	M4	M1	C	C	same			
2330	VINEWOOD	CENTER	vacant buildings	M4	SD2	na	na	vacant building			
2410	VINEWOOD	GRAND LOFTS INC	vacant buildings	M4	SD2	na	na	vacant building			
4301	W. Vernor	GSD	Clark Park	R2	PR	R	R	same			

SUMMARY OF LAND USES








## SUMMARY

This ordinance amends Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, *Zoning District Maps*, Section 50-17-43, *District Map No. 41*, Section 50-17-44, *District Map No. 42*, and Section 50-17-45, *District Map No. 43*, to revise the zoning classification for Clark Park from the R2 Two-Family Residential District zoning classification to the PR Parks and Recreation District zoning classification, and to revise the zoning classifications for certain properties generally bounded by the Fisher Freeway to the east, Toledo Street, 24th Street, and Ruskin Street to the south, Livernois Avenue to the west, and certain railroad corridors to the north from the M2 Restricted Industrial District, M3 General Industrial District, and M4 Intensive Industrial District zoning classifications to the R2 Two-Family Residential District, R3 Low Density Residential District, R5 Medium Density Residential District, B4 General Business District, SD1 Special Development District, Small-Scale, Mixed Use, SD2 Special Development District, Mixed-Use, and M1 Limited Industrial District zoning classifications.

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 50-17-43, *District Map No. 41* , Section  
4 50-17-44, *District Map No. 42*, and Section 50-17-45, *District Map No. 43*, to revise the zoning  
5 classification for Clark Park from the R2 Two-Family Residential District zoning classification  
6 to the PR Parks and Recreation District zoning classification, and to revise the zoning  
7 classifications for certain properties generally bounded by the Fisher Freeway to the east, Toledo  
8 Street, 24th Street, and Ruskin Street to the south, Livernois Avenue to the west, and certain  
9 railroad corridors to the north from the M2 Restricted Industrial District, M3 General Industrial  
10 District, and M4 Intensive Industrial District zoning classifications to the R2 Two-Family  
11 Residential District, R3 Low Density Residential District, R5 Medium Density Residential  
12 District, B4 General Business District, SD1 Special Development District, Small-Scale, Mixed  
13 Use, SD2 Special Development District, Mixed-Use, and M1 Limited Industrial District zoning  
14 classifications.

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

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

17 **CHAPTER 50. ZONING**

18 **ARTICLE XVII. ZONING DISTRICT MAPS**

19 **Section 50-17-43. District Map No. 41.**

20 For the property commonly identified as Clark Park and bounded by West Vernor  
21 Highway to the north, Scotten Street to the east, West Fisher Freeway service drive to the south,  
22 and Clark Avenue to the west, the existing R2 Two-Family Residential District zoning  
23 classification is revised to the PR Parks and Recreation District zoning classification.



1 **Section 50-17-44. District Map No. 42.**

2 (a) For the property described as W 25TH 159,154 THRU 151 146 THRU 143 138  
3 THRU 135 130 THRU 127 & VAC 25TH ST ADJ, ALSO VAC N/S ALLEY & E/W ALLEY  
4 SCOTTEN, LOVETT & DAVIS SUB L2 P19 PLATS, W C R 12/289 134,772 SQ FT, the  
5 existing M4 Intensive Industrial District zoning classification is revised to the R5 Medium  
6 Density Residential District zoning classification.

7 (b) For the property described as W 24TH ALL THAT PT OF LOTS 57&60 LYG  
8 BETW TOLEDO AVE & M C R R PLAT OF THE FARM OF GOV PORTER L13 P78  
9 DEEDS, W C R 12/6 132,012 SQ FT, the existing M4 Intensive Industrial District zoning  
10 classification is revised to the M1 Limited Industrial District zoning classification.

11 (c) For the property described as E 24TH 9 THRU 21 42 THRU 55 AND VAC  
12 ALLEY ADJ SUB OF PORTER FARM L6 P10 PLATS, W C R 12/127 ALSO ALL THAT PT  
13 OF OUTLOT A DESC AS FOLS BEG AT S W COR SD LOT TH N 28D W ALG W LINE  
14 398.97 FT TH N 89D 10M E 295.67 FT TH N 81D 11M E 35 FT TO E LINE TH S 27D 58M  
15 30S E 206.21 FT TH WLY 159.92 FT TH SLY 46 FT TH WLY 134.92 FT TO P O B AND  
16 VAC ALLEY ADJ PLAT OF PORTER FARM L7 P54 PLATS, W C R 12/315 208,817 SQ FT,  
17 the existing M4 Intensive Industrial District zoning classification is revised to the M1 Limited  
18 Industrial District zoning classification.

19 (d) For the property described as E TWENTY THIRD 72 THRU 85 AND VAC  
20 ALLEY N AND ADJ 85 PORTER FARM SUB OF OL 54 55, & PTOF 58. L6 P10 PLATS, W  
21 C R 12/127 PT OF B SUB OF PORTER FARM L7 P54 PLATS, W C R 12/315 62 THRU 60  
22 AND VAC ALLEY ADJ AND VAC 22ND ST ADJ SUB OF W PT OF BREVOORT FARM  
23 L1 P121 PLATS, W C R 12/122 PT OF PC 20ALL DESC AS: BEG AT THE INTSEC OF E

1 LINE OF 23RD ST (60 FT WD) WITH N LINE OF RUSKIN (50 FT WD) TH N 27D 58M 30S  
2 W 621.28 FT TH N 81D 11M 30S E 310 FT TH N 82D 22M 54S E 54.42 FT TH S 28D 03M E  
3 220 FT TH S 61D 57M W 188.74 FT TH N 27D 58M 30S W 140 FT TH S 61D 57M W 16 FT  
4 TH S 28D 03M E 420 FT TH S 61D 57M W 139.44 FT TO THE P O B 12/--- 149,354 SQ FT,  
5 the existing M4 Intensive Industrial District zoning classification is revised to the M1 Limited  
6 Industrial District zoning classification.

7 (e) For the property described as N RUSKIN S 280 FT OF 55 THRU 59 LYG N OF  
8 RUSKIN EXC WLY 6 FT SUB OF BREVOORT FARM L1 P121 PLATS, W C R 12/122  
9 ALSO W 29.95 FT ON N LINE BG W 6.8 FT ON S LINE OF THAT PT OF P C 20 LYG E &  
10 ADJ SD LOTS 12/--- 49,669 SQ FT, the existing M4 Intensive Industrial District zoning  
11 classification is revised to the M1 Limited Industrial District zoning classification.

12 **Section 50-17-45. District Map No. 43.**

13 (a) For the property bounded by Military Street, Toledo Street, Livernois Avenue,  
14 and the railroad right-of-way to the north of Toledo Street, the existing M4 Intensive Industrial  
15 District zoning classification is revised to the B4 General Business District zoning classification.

16 (b) For the property bounded by Hammond Street, Toledo Street, Military Street, and  
17 the northerly line of lot 24 of Welchs Sub, Liber 3 Page 45 plats, W C R 16/150, the existing M4  
18 Intensive Industrial District zoning classification is revised to the R2 Two-Family District zoning  
19 classification.

20 (c) For the property described as W HAMMOND 30 THRU 25 AND VAC ALLEY  
21 LYG N W OF & ADJ AND VAC MILITARY AVE LYG N W OF & ADJ WELCHS SUB L3  
22 P45 PLATS, W C R 16/154 28,166 SQ FT and also described as property bounded by Hammond  
23 Street, the southerly line of lot 25 of Welchs Sub, Liber 3 Page 45 plats, W C R 16/154, Military

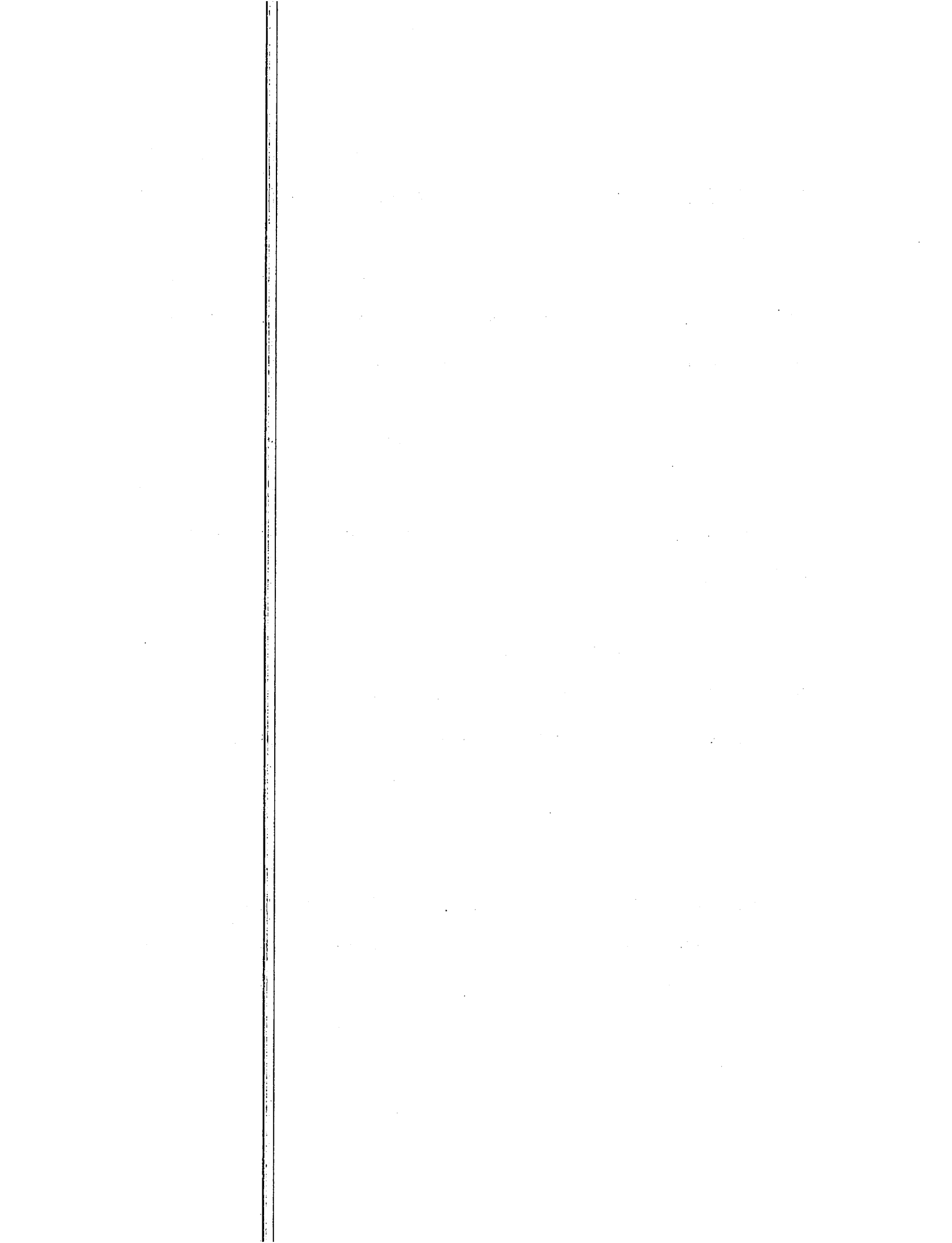
1 Street, and the railroad right-of-way to the north of Toledo Street, the existing M4 Intensive  
2 Industrial District zoning classification is revised to the M1 Limited Industrial District zoning  
3 classification.

4 (d) For the property bounded by Junction Street, vacated Commercial Street, and the  
5 railroad right-of-way to the north of Commercial Street, described more specifically as WEST  
6 JUNCTION PT OF PC 260 DESC AS BEG AT INTSEC W LINE JUNCTION 66 FT WD & N  
7 LINE COMMERCIAL 40 FT WD TH S 36D 16M W 169.09 FT TH S 27D 16M W 188.73 FT  
8 TH N 62D 44M W 56.50 FT TH N 27D 16M E 110.66 FT TH ON CUR TO R 277.07 FT-RAD  
9 881.95 FT-CH N 36D 16M E 275.93 FT-TH S 28D 07M E 48.35 FT TO P O B 16/--- 20,156 SQ  
10 FT, the existing M4 Intensive Industrial District zoning classification is revised to the M1  
11 Limited Industrial District zoning classification.

12 (e) For the property bounded by Junction Street, McGregor Street, and vacated  
13 Commercial Street, described more specifically as W JUNCTION 131 AND VAC  
14 COMMERCIAL ADJ BRUSHS SUB L16 P19 PLATS, W C R 16/65 29 548 SQ FT, the  
15 existing M4 Intensive Industrial District zoning classification is revised to the M1 Limited  
16 Industrial District zoning classification.

17 (f) For the property bounded by Junction Street, Merritt Street, the north/south alley  
18 first west of Junction Street, and McGregor Street, the existing M4 Intensive Industrial District  
19 zoning classification is revised to the B4 General Business District zoning classification.

20 (g) For the property bounded by Commercial Street, McGregor Street, the north/south  
21 alley first west of Junction Street, Merritt Street, and the north/south alley first east of Campbell  
22 Street, the existing M4 Intensive Industrial District zoning classification is revised to the R2  
23 Two-Family District zoning classification.



1 (h) For the property bounded by Merritt Street, the north/south alley first west of  
2 Junction Street, the east/west alley first south of Merritt Street, and the north/south alley first east  
3 of Campbell Street, the existing M3 General Industrial District zoning classification is revised to  
4 the R2 Two-Family District zoning classification.

5 (i) For the property described as E JUNCTION ALL THAT PT OF E 1/2 OF P C  
6 260DESC AS BEG AT A PTE IN SLY LINE OF M C RR R O W & E LINE JUNCTION AVE  
7 TH ELY ON CUR TO R 35 FT ALG SD SLY LINE TH NWLY 65 FT TH WLY ON CUR TO  
8 L 296.90 FT TH SLY 40 FT ALG E LINE JUNCTION AVE TO POB 16/ – 11,600 SQ FT, the  
9 existing M4 Intensive Industrial District zoning classification is revised to the M1 Limited  
10 Industrial District zoning classification.

11 (j) For the property described as N MC GREGOR ALL THAT PT OF P C 260 LYG  
12 E OF JUNCTION AVEN OF MC GREGOR PLACE & S OF M C R R/W 16/69 2.88 ACRES,  
13 the existing M4 Intensive Industrial District zoning classification is revised to the M1 Limited  
14 Industrial District zoning classification.

15 (k) For the property bounded by McGregor Street, the north/south alley first east of  
16 Junction Street, Merritt Street, and Junction Street, the existing M4 Intensive Industrial District  
17 zoning classification is revised to the B4 General Business District zoning classification.

18 (l) For the property bounded by Merritt Street, the easterly line of lot 13 WM Taits  
19 Sub Liber 16 Page 68 Plats, W C R 16/63, the east/west alley first south of Merritt Street, and the  
20 north/south alley first east of Junction Street, the existing M3 General Industrial District zoning  
21 classification is revised to the R2 Two-Family District zoning classification.

22 (m) For the property bounded by Merritt Street, McKinstry Street, the east/west alley  
23 first south of Merritt Street, and the westerly line of lot 12 WM Taits Sub Liber 16 Page 68 Plats,

1 W C R 16/63, the existing M3 General Industrial District zoning classification is revised to the  
2 B4 General Business District zoning classification.

3 (n) For the property described as W MC KINSTRY 53 S 25.16 FT OF VAC ALLEY  
4 ADJ ALSO LOTS 93 TO 76 INCL AND E 25 FT 75 WM TAITTS SUB L16 P68 PLATS, W C R  
5 16/63, the existing M2 Restricted Industrial District zoning classification is revised to the R2  
6 Two-Family District zoning classification.

7 (o) For the property described as W MC KINSTRY LOT 25 DASSOWS SUB L12  
8 P5 PLATS, W C R 16/61, the existing M2 Restricted Industrial District zoning classification is  
9 revised to the R2 Two-Family District zoning classification.

10 (p) For the property bounded by Brandon Street, Clark Street, Toledo Street, and  
11 McKinstry Street, the existing M4 Intensive Industrial District zoning classification is revised to  
12 the R2 Two-Family District zoning classification.

13 (q) For the property described as W SCOTTEN 32,34,36,40 & 42 & E 10 FT VAC  
14 ALLEY ADJ LOT 36 SCOTTEN & LOVETTS SUB L1 P198 PLATS, W C R 14/34 232 THRU  
15 240 & VAC ALLEY ADJ 243 & E 10 FT VAC ALLEY ADJ SCOTTEN & LOVETTS RESUB  
16 L5 P42 PLATS, W C R 14/43 5.96 AC, the existing M4 Intensive Industrial District zoning  
17 classification is revised to the M1 Limited Industrial District zoning classification.

18 (r) For the property described as E CLARK 245&244 242&241 AND W 10 FT VAC  
19 ALLEY ADJ SCOTTEN & LOVETTS RE-SUB L5 P42 PLATS, W C R 14/43 50,000 SQ FT,  
20 the existing M4 Intensive Industrial District zoning classification is revised to the M1 Limited  
21 Industrial District zoning classification.

1 (s) For the property bounded by Scotten Street, Brandon Street, Clark Street and the  
2 east/west alley first north of Brandon Street, the existing M4 Intensive Industrial District zoning  
3 classification is revised to the R2 Two-Family District zoning classification.

4 (t) For the property bounded by Scotten Street, Toledo Street, Clark Street, and  
5 Brandon Street, the existing M4 Intensive Industrial District zoning classification is revised to  
6 the R2 Two-Family District zoning classification.

7 (u) For the property described as E SCOTTEN 11&10 S 3 FT 9 DANIEL  
8 SCOTTENS SUB L9 P4 PLATS, W C R 14/46 69 X 140, the existing M4 Intensive Industrial  
9 District zoning classification is revised to the M1 Limited Industrial District zoning  
10 classification.

11 (v) For the property described as E SCOTTEN N 30 FT OF 9 8 THRU 1 DANIEL  
12 SCOTTENS SUB L9 P4 PLATS W C R 14/46 1 THRU 28 AND VAC DEMING ST ADJ J B  
13 CAMPAU FARM SUB OF LOT 75 L181 P478 DEEDS W C R 14/48 34 THRU 36 AND W 27  
14 FT OF VAC HUBBARD ST ADJ SD LOTS 34&35 DANIEL SCOTTENS SUB L1 P196  
15 PLATS W C R 14/38 4 THRU 6 FINNS SUB L22 P3 PLATS W C R ALSO VAC ALLEYS  
16 ADJ ABOVE LOTS 14/--- 296,303 SQ FT, the existing M4 Intensive Industrial District zoning  
17 classification is revised to the M1 Limited Industrial District zoning classification.

18 (w) For the property described as W HUBBARD LOTS 1 THRU 3 FINNS SUB L22  
19 P3 PLATS, W C R 14/47 100 X 96 and W HUBBARD 8 MARTINS SUB L6 P11 PLATS, W C  
20 R 14/45 39 X 96, the existing M4 Intensive Industrial District zoning classification is revised to  
21 the M1 Limited Industrial District zoning classification.

22 (x) For the property described as E HUBBARD THAT PT OF LOTS 32&33 LYG  
23 WLY OF A CURVED LINE DESC AS BEG AT A PTE ON SLY LINE SD LOT 32 DIST

1 159.85 FT FROM SWLY COR SD LOT TH ON CUR TO L A DIST OF 246.90 FT RAD  
2 231.01 FT CH BRG S 61D 43M 46S E 235.32 FT TO A PTE ON NLY LINE SD LOT 32 DIST  
3 29.95 FT FROM NWLY COR SD LOT ALSO E 27 FT VAC HUBBARD ADJ DANIEL  
4 SCOTTENS SUB L1 P196 PLATS, W C R 14/38 29,509 SQ FT, the existing M4 Intensive  
5 Industrial District zoning classification is revised to the M1 Limited Industrial District zoning  
6 classification.

7 (y) For the property described as W VINEWOOD PT OF LOTS 32 & 33 LYG E OF  
8 A LINE DESC AS FOLS BEG AT A PTE IN S LINE SD LOT 32 DIST 159.85 FT FROM SW  
9 COR TH ON CUR TO L 246.90 FT RAD 231.01 FT TO A PTE ON N LINE SD LOT 33 DIST  
10 29.95 FT E OF NW COR SD LOT 31 THRU 23 N 51 FT OF 22 21 AND VAC ALLEY ADJ  
11 DANIEL SCOTTENS SUB L1 P196 PLATS, W C R 14/38 195,320 SQ FT, the existing M4  
12 Intensive Industrial District zoning classification is revised to the M1 Limited Industrial District  
13 zoning classification.

14 (z) For the property bounded by Brandon Street, the north/south alley first east of  
15 Scotten Street, Toledo Street, and Scotten Street, the existing M4 Intensive Industrial District  
16 zoning classification is revised to the R2 Two-Family District zoning classification.

17 (aa) For the property described as S BRANDON AVE LOTS 16 THRU 22 DANIEL  
18 SCOTTENS SUB L9 P4 PLATS, W C R 14/46 and LOTS 1 THRU 6 MARTINS SUB L6 P11  
19 PLATS, W C R 14/45 and W HUBBARD N 1/2 OF N 1/2 40 EXC W 12 FT OF S 2.80 FT  
20 DANIEL SCOTTENS SUB L1 P196 PLATS, W C R 14/38 25 IRREG and W HUBBARD S 1/2  
21 OF N 1/2 40 EXC W 12 FT DEEDED FOR ALLEY DANIEL SCOTTENS SUB L1 P196  
22 PLATS, W C R 14/38 25 X 188, the existing M4 Intensive Industrial District zoning  
23 classification is revised to the R2 Two-Family District zoning classification.



1 (bb) For the property bounded by the east/west alley first north of Toledo Street, the  
2 north/south alley first west of Hubbard Street, Toledo Street, and the north/south alley first east  
3 of Scotten Street, the existing M4 Intensive Industrial District zoning classification is revised to  
4 the R2 Two-Family District zoning classification.

5 (cc) For the property described as W HUBBARD S 1/2 40 EXC W 12 FT DEEDED  
6 FOR ALLEY DANIEL SCOTTENS SUB L1 P196 PLATS, W C R 14/38 50 X 188 and N  
7 TOLEDO LOT 41 DANIEL SCOTTENS SUB L1 P196 PLATS, W C R 14/38, the existing M4  
8 Intensive Industrial District zoning classification is revised to the R3 Low Density Residential  
9 District zoning classification.

10 (dd) For the property described as W VINEWOOD S 40 FT OF 22 W 172.50 FT OF N  
11 63 FT OF 20 DANIEL SCOTTENS SUB L1 P196 PLATS, W C R 14/38 18,033 SQ FT, the  
12 existing M4 Intensive Industrial District zoning classification is revised to the SD1 Special  
13 Development District, Small Scale, Mixed Use zoning classification.

14 (ee) For the property described as W VINEWOOD LOT 19 DANIEL SCOTTENS  
15 SUB L1 P196 PLATS, W C R 14/38, the existing M4 Intensive Industrial District zoning  
16 classification is revised to the SD1 Special Development District, Small Scale, Mixed Use  
17 zoning classification.

18 (ff) For the property bounded by West Grand Boulevard, Toledo Street, Vinewood  
19 Street, and the railroad right-of-way to the north of Toledo Street, the existing M4 Intensive  
20 Industrial District zoning classification is revised to the SD2 Special Development District,  
21 Mixed-Use zoning classification.

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

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

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

Approved as to Form:



Lawrence T. García,  
Corporation Counsel