

## SUMMARY

This ordinance amends 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.

1 **BY COUNCIL MEMBER \_\_\_\_\_ :**

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

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

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

15 **CHAPTER 50. ZONING**

16 **ARTICLE XVII. ZONING DISTRICT MAPS**

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

18 (a) For the properties within the area bounded by Napoleon Street; the easterly line of  
19 Walter P. Chrysler Freeway Service Drive; the centerline of vacated Benton Street; the easterly  
20 line of Rivard Street; the southerly line of Mack Avenue; the westerly line of Russell St; the  
21 southerly line of Erskine Street; the westerly line of Riopelle Street; the southerly line of Wilkins  
22 Street; the westerly line of Orleans Street; the northerly line of Division Street, the westerly line  
23 of Riopelle Street, to the northerly line of Napoleon Street, excluding all public rights-of-way and

1 Lot 46 of plat of Part of Riopelle Farm L53 P355 DEEDS, W C R 7/31, the existing B6 General  
2 Services District zoning classification is revised to the MKT Market and Distribution District  
3 zoning classification.

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

8 (c) For the properties within the area bounded by Eliot Street, Riopelle Street, Hale  
9 Street, Orleans street, vacated Scott Street, vacated Riopelle Street, the southerly edge of lot 32 of  
10 FJB Crances Sub L53 P346 Deeds WCR 7/34, the southerly edge of the southerly 240FT OF N  
11 321FT OF O. L. 25, OF A PART OF THE GOUIN FARM SUB L.9 P.83 CITY RECORDS WCR;  
12 and Russell Street, the existing B6 General Services District zoning classification is revised to the  
13 MKT Market and Distribution District zoning classification.

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

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

22 (f) For the properties within the area bounded by Orleans Street, the northerly line of  
23 vacated Scott Street, the westerly line of vacated Riopelle Street, the southerly edge of lot 32 of

1 FJB Crances Sub L53 P346 Deeds WCR 7/34, the southerly edge of the southerly 240FT OF N  
2 321FT OF O. L. 25, OF A PART OF THE GOUIN FARM SUB L.9 P.83 CITY RECORDS WCR,  
3 Russell Street, and Erskine Street, the existing M3 General Industrial District zoning classification  
4 is revised to the MKT Market and Distribution District zoning classification.

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

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

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

21 (j) For the properties within the area bounded by Brewster Street, the alley east of and  
22 parallel to Orleans Street Alfred Street and Orleans Street, the existing M3 General Industrial

1 District zoning classification is revised to the MKT Market and Distribution District zoning  
2 classification.

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

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

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

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

20 (o) For the properties within the area bounded by Division Street, Orleans Street, the  
21 alley south of and parallel to Division Street, the westerly line of lot 42 of BLK 26 PLAT OF  
22 ANTOINE DEQUINDRE FARM L10 P716-8 CITY RECORDS WCR 7/1, Adelaide Street, the  
23 westerly line of lot 40 of BLK 26 PLAT OF ANTOINE DEQUINDRE FARM L10 P716-8 CITY

1 RECORDS WCR 7/1, the alley south of and parallel to Division Street, and Riopelle Street, the  
2 existing M4 Intensive Industrial District zoning classification is revised to the MKT Market and  
3 Distribution District zoning classification.

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

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

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

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

19 (c) For the properties within the area bounded by Alexandrine Street, the westerly line  
20 of the E 29 FT OF W 122.36 FT O L 40 LYG E OF & ADJ ST AUBIN AVE & S OF & ADJ  
21 ALEXANDRINE AVE PLAT OF THE SUB OF P CS 14 AND 587 L31 P91 DEEDS, W C R  
22 9/62, the southerly line of Lot 27 BRIDGE & LEWIS SUB L3 P31 PLATS, W.C.R. 9/62, and St.  
23 Aubin Street, the existing R2 Two-Family Residential District zoning classification is revised to

1 the MKT Market and Distribution District zoning classification.

2 (d) For the properties within the area bounded by Wilkins Street, Saint Aubin Street,  
3 Hale Street, and the alley east of and parallel to Saint Aubin Street, the existing R2 Two-Family  
4 Residential District zoning classification is revised to the SD2 Special Development District,  
5 Mixed-Use zoning classification.

6 (e) For the properties within the area bounded by Mack Avenue, Dubois Street, Hale  
7 Street, and the alley east of and parallel to Saint Aubin Street, the existing R2 Two-Family  
8 Residential District zoning classification is revised to the SD2 Special Development District,  
9 Mixed-Use.

10 (f) For the properties within the area bounded by Grandy Street, the alley north of and  
11 parallel to Scott Street, Joseph Campau Street, and Pierce Street, the existing R2 Two-Family  
12 Residential District zoning classification is revised to the SD2 Special Development District,  
13 Mixed-Use zoning classification.

14 (g) For the properties within the area bounded by Dequindre, Superior Street, the alley  
15 west of and parallel to Saint Aubin Street, and Alexandrine Street, the existing R3 Low Density  
16 Residential District zoning classification is revised to the MKT Market and Distribution District  
17 zoning classification.

18 (h) For the properties within the area bounded by Superior Street; a line 100' west of  
19 and parallel to Chene Street; the alley west of and parallel to Chene Street; the alley south of and  
20 parallel to Alexandrine Street; the alley east of and parallel to Dubois Street; Alexandrine Street;  
21 the alley west of and parallel to Dubois Street; the alley south of and parallel to Alexandrine Street;  
22 the westerly line of the E 29 FT OF W 122.36 FT O L 40 LYG E OF & ADJ ST AUBIN AVE &  
23 S OF & ADJ ALEXANDRINE AVE PLAT OF THE SUB OF P CS 14 AND 587 L31 P91

1 DEEDS, W C R 9/62; Alexandrine Street; and Saint Aubin Street, the existing R3 Low Density  
2 Residential District zoning classification is revised to the MKT Market and Distribution District  
3 zoning classification.

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

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

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

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

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

23 (n) For the properties within the area bounded by Gratiot Avenue, Joseph Campau



1 Street, Pierce Street, Grandy Street, the alley north of and parallel to Gratiot Avenue, the alley east  
2 of and parallel to Chene Street, Mack Avenue, Chene Street, Wilkins Street, the alley north of and  
3 parallel to Gratiot Avenue, the alley south of and parallel to Wilkins Street, and Dubois Street, the  
4 existing B4 General Business District zoning classification is revised to the SD2 Special  
5 Development District, Mixed-Use zoning classification.

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

9 (p) For the properties within the area bounded by the Grand Trunk Railroad right of  
10 way/Dequindre Street, E. Alexandrine Street, St. Aubin Street, Scott Street, the alley east of and  
11 parallel to the Grand Trunk Railroad right of way, the alley south of and parallel to Hale Street, a  
12 line 23 feet east of and parallel to the western edge of lot 5 of Sub of Witherell Farm L1 P23  
13 PLATS W C R 9/58, and Hale Street, the existing M3 General Industrial District zoning  
14 classification is revised to the MKT Market and Distribution District zoning classification.

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

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

1 (s) For the property described as THAT PART OF LOTS 35 THRU 32 PLAT OF LOT  
2 16 WITHERELL FARM L44 P470 DEEDS, WCR; AND THAT PART OF LOTS 4 THRU 15,  
3 20 THRU 27 & 32 THRU 35 F J B CRANES SUB L53 P345 DEEDS, W C R; AND LOTS I  
4 THRU 4 W 23 FT LOT 5 SUB OF WITHERELL FARM LI P23 PLATS, WCR; AND VAC  
5 SCOTT, PIERCE & ALLEYS ADJOINING DESCRIBED AS BEGINNING AT A POINT IN N  
6 LINE ERSKINE 40 FT WD 170 FT EASTERLY FROM DEQUINDRE 60 FT WD; THENCE  
7 N 26D W 47.50 FT; THENCE N 49D04M 50S W 87.42 FT; THENCE N 37D 39M W 170 FT;  
8 THENCE S 52D 21M W 100 FT; THENCE N37D 39M W 16.14 FT; THENCE N 26D W 403  
9 FT; THENCE N 64D E 207 FT; THENCE S 26D E 109 FT; THENCE S 37D 11M 20S E 20.46  
10 FT THENCE N 64D E 60 FT; TH S 26D E 564 FT; THENCE S 64D W 101.36 FT TO POINT  
11 OF BEGINNING CONTAINING 138,864 SQUARE FEET MORE OR LESS, the existing M3  
12 General Industrial District zoning classification is revised to the SD2 Special Development  
13 District, Mixed-Use zoning classification.

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

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


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

23 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance 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 latter of: (1) the eighth day after  
4 publication in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L.  
5 125.3401(6), and Section 4-118, paragraph 3 of the 2012 Detroit City Charter or (2) the effective  
6 date of the ordinance amending Chapter 50, Article XI, Division 9 of 2019 Detroit City Code to  
7 establish the MKT Market and Distribution District zoning classification.

Approved as to Form:

  
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Lawrence T. Garcia,  
Corporation Counsel