

**ORDINANCE NO. 2019-35
CHAPTER 50
ARTICLE XVII**

AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, Section 50-17-5, District Map No. 4, to modify an existing PD-H (Planned Development District-Historic) zoning classification established by Ordinance No. 25-96 and amended by Ordinance No. 26-18, shown for property located at 2994 and 2968 Brush Street, 418 and 432 Watson Street, 3001, 3009, 3019, 3027 and 3035 Beaubien Street, and 429 and 437 Wilkins Street, all bounded by Watson Street on the north, Beaubien Street on the east, Wilkins Street on the south and Brush Street on the west to allow for a three-building mixed-use development with below-grade parking.

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

Section 1. Chapter 50 of the 2019 Detroit City Code, *Zoning*, be amended by amending Article XVII, Section 50-17-5, District Map No. 4, as follows:

**CHAPTER 50. ZONING
ARTICLE XVII.
ZONING DISTRICT MAPS**

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

District Map No. 4 is amended to modify the approved plans for the PD-H (Planned Development District-Historic) zoning classification currently shown for property located at 2994 and 2968 Brush Street, 418 and 432 Watson Street, 3001, 3009, 3019, 3027 and 3035 Beaubien Street, and 429 and 437 Wilkins Street, all generally bounded by Watson Street on the north, Beaubien Street on the east, Wilkins Street on the south and Brush Street on the west and more specifically described as:

Parcel 1

E BRUSH LOT 2 BLK H BRUSH SUB L2 P25 PLATS, W.C.R. 1/43 90 X 90

a/k/a 2994 Brush

Tax Parcel ID 01003824.

Parcel 2

E BRUSH LOT 1 BLK H BRUSH SUB L2 P25 PLATS, W.C.R. 1/43 AND LOT 7 MILLER & WILLCOX SUB L1 P86 PLATS, W.C.R. 1/44 90 X 125

a/k/a 2968 Brush

Tax Parcel ID 01003823.

Parcel 3

S WATSON LOT 17 MILLER & WILLCOX SUB L1 P86 PLATS, W.C.R. 1/44 35 X 90

a/k/a 418 Watson

Tax Parcel ID 01000734.

Parcel 4

S WATSON LOTS 15 & 16 MILLER & WILLCOX SUB L1 P86 PLATS, W.C.R. 1/44 70 X 90

a/k/a 432 Watson

Tax Parcel ID 01000733.

Parcel 5

W BEAUBIEN LOT 14 MILLER & WILLCOX L1 P86 PLATS, W.C.R. 1/44 40 X 96

a/k/a 3035 Beaubien

Tax Parcel ID 01003742.

Parcel 6

W BEAUBIEN LOT 13 MILLER & WILLCOX L1 P86 PLATS, W.C.R. 1/44 40 X 96

a/k/a 3027 Beaubien

Tax Parcel ID 01003743.

Parcel 7

W BEAUBIEN LOT 12 MILLER & WILLCOX L1 P86 PLATS, W.C.R. 1/44 40 X 96

a/k/a 3019 Beaubien

Tax Parcel ID 01003744.

Parcel 8

W BEAUBIEN LOT 11 MILLER & WILLCOX L1 P86 PLATS, W.C.R. 1/44 40 X 96

a/k/a 3009 Beaubien

Tax Parcel ID 01003745.

Parcel 9

W BEAUBIEN LOT 10 MILLER & WILLCOX SUB L1 P86 PLATS, W.C.R. 1/44 40 X 96

a/k/a 3001 Beaubien

Tax Parcel ID 01003746.

Parcel 10

LOT 8, MILLER AND WILLCOX SUB-DIVISION OF OUTLOT 180. 182 AND 184 SUBDIVISION OF THE LAMBERT BEAUBIEN FARM. AS RECORDED IN LIBER 1. PAGE 86 OF PLATS. WAYNE COUNTY RECORDS.

a/k/a 429 Wilkins

Tax Parcel Number: 01000731.

Parcel 11

LOT 9, MILLER AND WILLCOX SUB-DIVISION OF OUTLOT 180. 182 AND 184 SUBDIVISION OF THE LAMBERT BEAUBIEN FARM, AS RECORDED IN LIBER 1 PAGE 86 OF PLATS. WAYNE COUNTY RECORDS.

a/k/a 437 Wilkins

Tax Parcel Number: 01000732

In accordance with the site plans, elevations, lighting, signage, landscaping plans, and other components of the development proposal for American Community Developers in the drawings prepared by Oombra Architects, dated September 6, 2018, subject to the following conditions:

(1) That the developer must mitigate construction-related impacts on neighboring properties; and

(2) That final site plans, elevations, lighting, signage, landscaping plans, and other components must be approved by the City Planning Commission staff prior to application for building permits.

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

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

Section 4. This ordinance shall become effective on the eighth day after publication in accordance with Section 401(6) of the Michigan Zoning Enabling Act, being MCL 125.3401(6), and Section 4-118(3) of the 2012 Detroit City Charter.

(J.C.C. Page): October 1, 2019
Passed: November 5, 2019
Approved: November 12, 2019
Published: November 26, 2019
Effective: December 4, 2019
Re-Published: October 29, 2020

JANICE M. WINFREY
City Clerk

