

**ORDINANCE NO. 2020-40  
CHAPTER 50  
ARTICLE XVII**

**AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, *Zoning, Article XVII, Zoning District Maps*, by amending Section 50-17-5, *District Map No. 4*, to modify the development regulations of the existing PD-H Planned Development District-Historic zoning classification for the properties commonly identified as 2827 John R Street, 79 Alfred Street, and 105 Alfred Street to allow for two residential and mixed-use buildings with a supportive parking structure.**

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

**Section 1.** Chapter 50 of the 2019 Detroit City Code, *Zoning, Article XVII, Zoning District Maps*, be amended by amending 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.**

For the properties commonly identified as 2827 John R Street, 79 Alfred Street, and 105 Alfred Street, more specifically described as:

A parcel of land described as Lots 15, 16, 17, and a part of Lot 18 of "Brush Subdivision" of part of Block 5 of Park Lots 11, 12, & 13, as recorded in Liber 1, Page 191 of Plats, City of Detroit, Wayne County, Michigan being more particularly described as:

BEGINNING at the southeasterly corner of Lot 15 of said "Brush Subdivision", also being the intersection of the westerly line of John R Street (60 feet wide) and the northerly line of Alfred Street (60 feet wide); thence along said northerly line of Alfred Street South 60 degrees 00 minutes 00 seconds West 185.49 feet; thence North 30 degrees 01 minutes 39 seconds West 166.92 feet to the southerly line of a 20-foot wide Public Alley on the northerly

line of said Lot 18; thence along said southerly alley line North 60 degrees 00 minutes 00 seconds East 178.57 feet to the westerly line of said John R Street; thence along said westerly line South 32 degrees 24 minutes 05 seconds East 167.07 feet to the POINT OF BEGINNING. Containing 30,385 square feet, more or less, and subject to easements and restrictions of record, if any.

Currently known as parcels: 01000668, 01000669, and part of 01000666-7, the development regulations of the existing PD-H Planned Development District-Historic zoning classification are modified as follows:

(1) All development shall be in accordance with the site plans, elevations, and other components of the developmental proposal for Brush Park Properties, LLC in the drawings prepared by Oombra Architects, LLC, dated July 9, 2020, notwithstanding any regulations to the contrary that are set forth in the Brush Park Form-Based Code; and

(2) The developer shall submit final site plans and elevations, landscaping, lighting, and signage plans to the City Planning Commission staff for review and approval prior to making application for required 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 Michigan Public Act 110 of 2006, MCL 125.3401(6), and Section 4-118(3) of the 2012 Detroit City Charter.

(J.C.C. P.):  
October 13, 2020  
Passed: November 10, 2020  
Approved: November 16, 2020  
Published: December 2, 2020  
Effective: December 10, 2020  
Re-published: April 16, 2021  
JANICE M. WINFREY  
City Clerk

