

**ORDINANCE NO. 2024-38  
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 50-17-64, *District Map No. 62*, to show a PD Planned Development zoning classification where a R2 Two-Family Residential zoning classification is currently shown on the land generally bounded by Carmel Avenue, Bauman Avenue, and vacated Penrose Avenue, to allow for additional accessory parking for the religious institution, and to establish the plans, terms, and conditions of a PD (Planned Development) District on the land generally bounded by Woodward Avenue, Bryson Avenue, Bauman Avenue, and Larchwood Avenue for the construction of a religious institution and accessory parking lot.**

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 50-17-64, *District Map No. 62*, as follows:

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

**Sec. 50-17-64. District Map No. 62.**

(a)(1) For the property generally bounded by Carmel Avenue, Bauman Avenue, and vacated Penrose Avenue, and identified more specifically as:

LOTS 35-42, LOTS 70-78, LOTS 81-98, THAT PART OF LOTS 34, 79, 80 AND 99 LYING WEST OF BAUMAN AVENUE (50 FEET WIDE), PART OF LOTS 43, 68 AND 69, AND VACATED ROADS AND ALLEYS WITHIN "FOREST PARK SUBDIVISION OF LOT 4" OF THE SUBDIVISION OF E 1/2 OF THE SW 1/4 OF SECTION 2, TOWN 1 SOUTH, RANGE 11 EAST, GREENFIELD TOWNSHIP AND BEING A PART OF THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 833 OF DEEDS, PAGE 248, WAYNE COUNTY RECORDS.

ALSO, LOTS 32-44 AND VACATED STREETS AND ALLEYS OF "STATE FAIR SUBDIVISION" AS RECORDED IN LIBER 28 OF PLATS, PAGE 26, WAYNE COUNTY RECORDS.

MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A POINT WHERE THE EASTERN RIGHT-OF WAY LINE OF WOODWARD AVENUE (204 FEET WIDE) MEETS THE NORTHERLY RIGHT-OF-WAY LINE OF LARCHWOOD AVENUE (50

FEET WIDE); THENCE NORTHWEST-ERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WOODWARD AVENUE NORTH 25 DEGREES 05 MINUTES 00 SECONDS WEST 442.13 FEET TO A POINT WHERE THE EASTERLY RIGHT-OF-WAY LINE OF WOODWARD AVENUE MEETS THE SOUTHERLY RIGHT-OF-WAY LINE OF BRYSON AVENUE (50 FEET WIDE); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BRYSON AVENUE NORTH 57 DEGREES 00 MINUTES 44 SECONDS EAST 320.98 FEET; THENCE NORTH 25 DEGREES 10 MINUTES 35 SECONDS WEST 25.23 FEET; THENCE NORTH 57 DEGREES 00 MINUTES 44 SECONDS EAST 130.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 25 DEGREES 10 MINUTES 35 SECONDS WEST 295.82 FEET TO A POINT OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CARMEL AVENUE (60 FEET WIDE); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CARMEL AVENUE SOUTH 89 DEGREES 15 MINUTES 47 SECONDS EAST 572.95 FEET; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CARMEL AVENUE NORTH 57 DEGREES 00 MINUTES 28 SECONDS EAST 187.43 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BAUMAN AVENUE (50 FEET WIDE); THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BAUMAN AVENUE SOUTH 00 DEGREES 21 MINUTES 13 SECONDS WEST 585.35 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF PENROSE AVENUE (50 FEET WIDE) THENCE NORTH 89 DEGREES 39 MINUTES 12 SECONDS WEST 244.86 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 05 SECONDS EAST 50.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PENROSE AVENUE AND THE SOUTHWEST CORNER OF LOT 42 OF "FOREST PARK SUBDIVISION LOT 4" AS RECORDED IN LIBER 833 OF DEEDS PAGE 248; THENCE NORTH 14 DEGREES 48 MINUTES 41 SECONDS WEST 194.75 FEET; THENCE NORTH 50 DEGREES 44 MINUTES 00 SECONDS WEST 79.55 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 27 SECONDS WEST 139.84 FEET; THENCE SOUTH 57 DEGREES 00 MINUTES 44 SECONDS WEST 124.87 FEET TO THE POINT OF BEGINNING. LAND HEREIN CONTAINS 5.18 ACRES MORE OR LESS.

BASIS OF BEARING IS THE WEST LINE OF IVANHOE ADDITION, IVANHOE SMITH AND MATTHEWS SUB OF LOT 3 AND STATE FAIR SUBDIVISION. BEING NORTH 25 DEGREES 05 MINUTES 00 SECONDS WEST.

The existing R2 (Two-Family Residential) zoning classification is revised to

the PD (Planned Development) zoning classification.

(2) All development standards for PD (Planned Development) District created herein shall be in accordance with the site plans, elevations, and other components of the development proposal prepared by the DLZ Corporation in drawings dated December 7, 2023, subject to the modifications described in Subsection (a)(3) of this section.

(3) All development standards identified in Subsection (a)(2) of this section are further subject to the following conditions:

a. The site plan be revised to provide right-of-way screening, landscaping, and fencing that is acceptable to City Planning Commission staff in coordination with Planning and Development Department to reflect the intent of Section 50-14-341 (Right-of-way screening), Section 50-14-342 (Residential screening), and Section 50-14-368 (Fences and walls) of Chapter 50 of this Code, *Zoning*;

b. Any parcels not owned by the developer including 1025 Carmel Avenue, 1045 Carmel Avenue, and 938 Penrose Avenue, but included in the re-established and expanded PD would be treated as R2 (Two-Family Residential District) unless and until these lots are acquired by the developer and are incorporated into the religious institution complex development as either additional parking, access, or landscaping;

c. The developer submit results of its traffic impact study to City Planning Commission staff for analysis and consideration of site plan alteration prior to applying for issuance of any applicable permits; and

d. The final site, landscape, signage, elevations, and stormwater plans be submitted by the developer to City Planning Commission staff for review and approval prior to application for issuance of applicable permits.

(b)(1) For the property generally bounded by Woodward Avenue, Bryson Avenue, Bauman Avenue, and Larchwood Avenue, identified more specifically as:

LOTS 1-26; THAT PART OF LOT 27 LYING WEST OF BAUMAN AVENUE (50 FEET WIDE) AND THE VACATED ALLEY LYING ADJACENT TO SAID LOTS OF "IVANHOE ADDITION SUBDIVISION" OF EAST 1/2 OF SOUTHWEST 1/4 OF SECTION 2, TOWN 1 SOUTH, RANGE 11 EAST, GREENFIELD TOWNSHIP AND BEING A PART OF THE CITY OF DETROIT AND RECORDED IN LIBER 18 OF PLATS, PAGE 70, WAYNE COUNTY RECORDS.

LOTS 1-28; LOTS 33-58; THAT PART OF LOTS 29 AND 32 LYING WEST OF BAUMAN AVENUE (50 FEET WIDE); VACATED BALMORAL AVENUE LYING BETWEEN WOODWARD AVENUE AND BAUMAN AVENUE AND THE VACATED ALLEYS LYING ADJACENT TO SAID

LOTS OF "IVANHOE SMITH & MATTHEWS SUBDIVISION" OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWN 1 SOUTH, RANGE 11 EAST GREENFIELD TOWNSHIP AND BEING A PART OF THE CITY OF DETROIT AND RECORDED IN LIBER 18 OF PLATS, PAGE 16, WAYNE COUNTY RECORDS.

LOTS 1-32; LOTS 44-67; THAT PART OF LOTS 33 LYING WEST OF BAUMAN AVENUE (50 FEET WIDE); VACATED PENROSE AVENUE LYING BETWEEN BRYSON AVENUE AND BAUMAN AVENUE; THAT PART OF LOTS 43, 68, 69 AND VACATED WILDWOOD AVENUE LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING LINE; BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF BRYSON AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WILDWOOD AVENUE; THENCE NORTHEASTERLY ALONG SAID BRYSON AVENUE RIGHT-OF-WAY TO A POINT LOCATED 20 FEET NORTH OF AND PERPENDICULAR TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WILDWOOD AVENUE; THENCE EASTERLY ON A LINE PARALLEL TO SAID RIGHT-OF-WAY LINE OF WILDWOOD AVENUE 100.00 FEET; THENCE SOUTHEASTERLY 77.53 FEET TO A POINT LOCATED 30 FEET SOUTHEASTERLY AND 20 FEET EASTERLY OF THE NORTHWEST CORNER OF LOT 69; THENCE SOUTHEASTERLY 192.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 42 AND THE POINT OF ENDING; ALSO INCLUDING THE VACATED ALLEYS LYING ADJACENT TO SAID LOTS ALL BEING A PART OF "FOREST PARK SUBDIVISION OF LOT 4" OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWN 1 SOUTH, RANGE 11 EAST, GREENFIELD TOWNSHIP AND BEING A PART OF THE CITY OF DETROIT AS RECORDED IN LIBER 833 OF DEEDS, PAGE 248, WAYNE COUNTY RECORDS.

ALSO THAT PORTION OF BRYSON AVENUE DESCRIBED AS: BEGINNING ON THE EASTERLY RIGHT OF WAY LINE OF BRYSON AVENUE (50 FEET WIDE) AT A POINT BEING LOCATED 320.98 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BRYSON AVENUE FROM THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF WOODWARD AVENUE, POINT ALSO BEING AT THE INTERSECTION OF THE NORTHERLY EXTENDED RIGHT OF WAY LINE OF TROY PLACE WITH THE SOUTHERLY LINE OF BRYSON AVENUE; THENCE FROM THIS POINT OF BEGINNING NORTH 25 DEGREES 10 MINUTES 35 SECONDS WEST 25.23 FEET; THENCE NORTH 57 DEGREES 00 MINUTES 44 SECONDS WEST 255.08 FEET; THENCE SOUTH

89 DEGREES 40 MINUTES 27 SECONDS EAST 45.53 FEET TO A POINT THAT IS LOCATED 20 FEET NORTH OF AND PERPENDICULAR TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WILDWOOD AVENUE; THENCE ALONG THE RIGHT-OF-WAY LINE OF BRYSON AVENUE SOUTH 56 DEGREES 57 MINUTES 31 SECONDS WEST 296.56 FEET TO THE POINT OF BEGINNING.

MORE PARTICULARLY DESCRIBED AS; BEGINNING AT A POINT WHERE THE EASTERN RIGHT-OF-WAY LINE OF WOODWARD AVENUE (204 FEET WIDE) MEETS THE NORTHERLY RIGHT-OF-WAY LINE OF LARCHWOOD AVENUE (50 FEET WIDE); THENCE NORTH-WESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WOODWARD AVENUE NORTH 25 DEGREES 05 MINUTES 00 SECONDS WEST 442.13 FEET TO A POINT WHERE THE EASTERLY RIGHT-OF-WAY LINE OF WOODWARD AVENUE MEETS THE SOUTHERLY RIGHT-OF-WAY LINE OF BRYSON AVENUE (50 FEET WIDE); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BRYSON AVENUE NORTH 57 DEGREES 00 MINUTES 44 SECONDS EAST 320.98 FEET; THENCE NORTH 25 DEGREES 10 MINUTES 35 SECONDS WEST 25.23 FEET; NORTH 57 DEGREES 00 MINUTES 44 SECONDS EAST 255.08 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 27 SECONDS EAST 139.84 FEET; THENCE SOUTH 50 DEGREES 44 MINUTES 00 SECONDS EAST 79.55 FEET; THENCE SOUTH 14 DEGREES 48 MINUTES 41 SECONDS EAST 194.75 FEET TO THE SOUTHWEST CORNER OF LOT 42 OF "FOREST PARK SUBDIVISION LOT 4", AS RECORDED IN LIBER 833 OF DEEDS, PAGE 248; THENCE SOUTH 00 DEGREES 11 MINUTES 05 SECONDS WEST 50.01 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PENROSE AVENUE (50 FEET WIDE); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PENROSE AVENUE SOUTH 89 DEGREES 39 MINUTES 12 SECONDS EAST 244.86 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BAUMAN AVENUE (50 FEET WIDE); THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF BAUMAN AVENUE SOUTH 00 DEGREES 21 MINUTES 13 SECONDS WEST 451.92 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LARCHWOOD AVENUE (50 FEET WIDE); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LARCHWOOD AVENUE NORTH 89 DEGREES 33 MINUTES 50 SECONDS WEST 778.17 FEET TO THE POINT OF BEGINNING. LAND HEREIN CONTAINS 11.88 ACRES MORE OR LESS.

(2) All existing development standards, including those defined in the PD

(Planned Development) District originally established by Ordinance No. 40-04, are hereby repealed.

(3) All development standards within the remaining and existing PD (Planned Development) District shall henceforth be in accordance with the site plans, elevations, and other components of the development proposal prepared by the DLZ Corporation in drawings dated December 7, 2023, subject to the modifications described in Subsection (b)(4) of this section.

(4) All development standards identified in Subsection (b)(3) of this section are further subject to the following conditions:

a. The site plan be revised to provide right-of-way screening, landscaping, and fencing that is acceptable to City Planning Commission staff in coordination with Planning and Development Department to reflect the intent of Section 50-14-341 (Right-of-way screening), Section 50-14-342 (Residential screening), and Section 50-14-368 (Fences and walls) of Chapter 50 of this Code, *Zoning*;

b. Any parcels not owned by the developer, including 908 Balmoral Streets, but included in the re-established and expanded PD would be treated as R2 (Two-Family Residential District) unless and until these lots are acquired by the developer and are incorporated into the religious institution complex development as either additional parking, access, or landscaping;

c. The developer submit results of its traffic impact study to City Planning Commission staff for analysis and consideration of site plan alteration prior to applying for issuance of any applicable permits; and

d. The final site, landscape, signage, elevations, and stormwater plans be submitted by the developer to City Planning Commission staff for review and approval prior to application for issuance of applicable permits.

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

**Section 3.** This ordinance is declared necessary to preserve 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. pp. : June 25, 2024)  
Passed: July 30, 2024  
Approved: August 5, 2024  
Published: August 13, 2024  
Effective: August 21, 2024

JANICE M. WINFREY  
City Clerk

