

ORDINANCE NO. 2024-39
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 50-17-44, *District Map No. 42*, to revise the existing R2 (Two-Family Residential) zoning classification to the PD (Planned Development) zoning classification for four parcels commonly known as 2075, 2081, 2087, and 2099 Vermont Avenue.

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 50-17-44, *District Map No. 42*, as follows:

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

Sec. 50-17-44. District Map No. 42.

(1) The existing R2 Two-Family Residential District zoning classification is revised to the PD Planned Development District zoning classification for the properties being part of the block generally bounded by Dalzelle Street to the north, Vermont Avenue to the east, Marantette Street to the south, and Wabash Avenue to the west, commonly identified as 2075, 2081, 2087, and 2099 Vermont Avenue, more specifically described as:

W VERMONT N 25 FT OF 37 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P193 PLATS, WCR 8/21 25 X 130

W VERMONT S 25 FT 34 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P193 PLATS, WCR 8/21 25 X 130

W VERMONT N 25 FT OF 34 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P193 PLATS, WCR 8/21 25 X 130

W VERMONT 31 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P193 PLATS, WCR 8/21 50 X 130

(2) All development within the PD Planned Development District zoning classification described herein must be in accordance with the site plans, elevations, and other components of the development proposal for the 'Dalzelle Court' project, as drawn by Push Design, LLC, dated April 8, 2024, and must be subject to the condition that all final site plans, elevations, lighting, landscape and signage plans are subject to review and approval by the City Planning Commission staff prior to submitting any applications for applicable building or construction 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 All ordinances, or parts of ordinances, that conflict with this ordinance are repealed.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 6, 2024
Published:		August 9, 2024
Effective:		August 17, 2024

JANICE M. WINFREY
City Clerk

43	44	3
41	42	1
X	X	X

