

## ORDINANCE NO. 16-10

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## CHAPTER 61

## ARTICLE XVII

**AN ORDINANCE to amend Chapter 61 of the 1984 Detroit City Code, titled 'Zoning,' by amending Article XVII, District Map No. 44, to show a PD (Planned Development District) zoning classification where an R2 (Two-Family Residential District) zoning classification is currently shown for property in the block bounded by Humboldt on the west, 18th Street on the east, Magnolia on the south, and Selden on the north. IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

**Section 1.** (A) Chapter 61, Article XVII, of the 1984 Detroit City Code, *'Zoning,'* commonly known as the Detroit Zoning Ordinance, is amended as follows:

District Map No. 44 is amended to show a PD (Planned Development District) zoning classification where an R2 (Two Family Residential District) zoning classification is currently shown for property in the block bounded by Magnolia, 18th, Selden, and Humboldt, more specifically described as the following premises in the City of Detroit, Wayne County, Michigan:

Lots 1 through 6, inclusive, Block 79, of Secor's Subdivision, according to the plat thereof recorded in Liber 9 of Plats, Page 1, Wayne County Records; also

Lots 80 through 85, inclusive, of Bradish and Hubbard's Subdivision of part of Loranger Farm, being a Section of Private Claim 474 and the westerly one-ninth of Private Claim 338, North of Michigan Avenue, City of Detroit, Wayne County, Michigan as recorded in Liber 1 of Plats, Page 133, Wayne County Records; also

Lots 59 through 69, inclusive, of Weitzel's Plat of the Subdivision of part of Private Claim No. 338, City of Detroit, Wayne County, Michigan, as recorded in Liber 1 of Plats, Page 204, Wayne County Records.

Commonly known as 3700 and 3748

Humboldt, 2637 Selden, and 3705, 3715, 3721, 3727, and 3785 18th Street; Tax Parcels 10008149-51, 10008152-8, 10000392-3, 10007889, 10007888, 10007887, 10007880-6, and 1000774-9.

(B) The City Council approves the development proposal, site plan, and elevations as described in the Salvation Army site plan as drawn by Architects & Planners Inc. showing a Transitional Housing Facility, dated as of \_\_\_\_\_, subject to the following conditions:

(1) The City Council delegates final site plan approval to the City Planning Commission in accordance with City Code Section 61-3-142, and

(2) the existing storage/warehouse building at the northeast corner of Humboldt and Magnolia Avenues may continue as a non-residential part of the planned development provided that it is used only in conjunction with the nearby institutional uses.

**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.** If this ordinance is passed by a two-thirds (2/3) majority of City Council members serving, it shall be given immediate effect in accordance with Section 4-116 of the 1997 Detroit City Charter and shall become effective on the eighth day after publication in accordance with MCL 125.3401(6); otherwise, it shall become effective on the thirtieth (30th) day after enactment in accordance with Section 4-115 of the 1997 Detroit City Charter, or on the eighth day after publication in accordance with MCL 125.3401(6), whichever is later.

(J.C.C. p. )

Passed: July 7, 2010

Approved: July 27, 2010

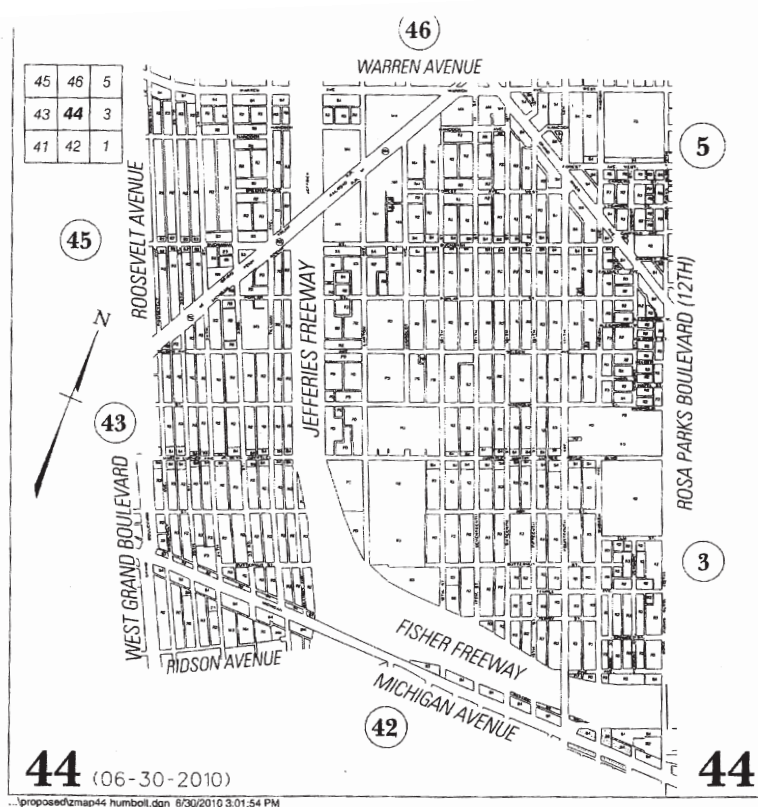
Published: August 9, 2010

Effective: August 23, 2010

September 2, 2010

JANICE M. WINFREY

City Clerk



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