

## SUMMARY

This is an ordinance to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 3, to show a PD (Planned Development District) zoning classification where a B4 (General Business District) zoning classification is currently shown on land generally bounded by Sproat Street on the north, Woodward Avenue on the east, Henry Street on the south and Clifford Street on the west in order to facilitate the development of a multi-story, mixed-use arena complex.

1 **BY COUNCIL MEMBER \_\_\_\_\_:**

2 **AN ORDINANCE** to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’  
3 commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No.  
4 3, to show a PD (Planned Development District) zoning classification where a B4 (General  
5 Business District) zoning classification is currently shown on land generally bounded by Sproat  
6 Street on the north, Woodward Avenue on the east, Henry Street on the south and Clifford Street  
7 on the west in order to facilitate the development of a multi-story, mixed-use arena complex.

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

9 **Section 1.** Chapter 61, Article XVII, of the 1984 Detroit City Code, ‘Zoning,’ commonly  
10 known as the Detroit Zoning Ordinance, is amended as follows:

11 (a) — District Map No. 3 is amended to show a PD (Planned Development District)  
12 zoning classification where a B4 (General Commercial District) zoning classification is currently  
13 shown on land generally bounded by Sproat Street on the north, Woodward Avenue on the east,  
14 Henry Avenue on the south, and Clifford Street on the west, more specifically described as:

15 Land in the City of Detroit, County of Wayne, State of Michigan,  
16 described as beginning at the intersection of the westerly line of  
17 Woodward Avenue (120 feet wide) and the northerly line of Henry Street  
18 (50 feet wide), said point also being the southeast corner of Lot 1 of “Plan  
19 of the Subdivision of Park Lots 77, 78, 79 and a part of 76,” City of  
20 Detroit, County of Wayne, State of Michigan, as recorded in Liber 43,  
21 Page 260 of Deeds, Wayne County Records; Thence westerly along the  
22 north line of said Henry Street to the intersection of the easterly line of

1 Clifford Avenue (60 feet wide), said point also being the southeasterly  
2 corner of Lot 137 of said "Plan of the Subdivision of Park Lots 77, 78, 79  
3 and a part of 76," City of Detroit, County of Wayne, State of Michigan, as  
4 recorded in Liber 43, Page 260 of Deeds, Wayne County Records; Thence  
5 north along said westerly line of Clifford Street, to the intersection of the  
6 southerly line of Sproat Street (50 feet wide), said point also being the  
7 northwest corner of Lot 90 of said "Plan of the Subdivision of Park Lots  
8 77, 78, 79 and a part of 76," City of Detroit, County of Wayne, State of  
9 Michigan, as recorded in Liber 43, Page 260 of Deeds, Wayne County  
10 Records; thence easterly along the south line of said Sproat Street, to the  
11 intersection of the westerly line of Woodward Avenue, also being the  
12 northeast corner of Lot 10 of said "Plan of the Subdivision of Park Lots  
13 77, 78, 79 and a part of 76," City of Detroit, County of Wayne, State of  
14 Michigan, as recorded in Liber 43, Page 260 of Deeds, Wayne County  
15 Records; Thence southerly along the west line of said Woodward Avenue,  
16 to the intersection of said northerly line of Henry Street, also being the  
17 point of beginning, inclusive of the reversionary interest of the public  
18 streets and alleys.

19 (b) The Detroit City Council approves the rezoning to PD and the corresponding  
20 development proposal including the drawings prepared by HOK, Inc., and the Project Narrative  
21 dated April 6, 2015 with the following conditions:

- 22 1. Where possible, the developer shall further refine and soften the hardscape  
23 characteristics of the open space components of the project with plant material,  
24 ground cover and other paving materials, and deploy a balance of evergreen and  
25 deciduous plant materials and other landscape furnishing to ensure a reasonable and

1 appealing aesthetic throughout the year, and in the interest of improving storm water  
2 discharge to the greatest extent feasible, the developer shall work closely with the  
3 Detroit Water and Sewerage Department, the Department of Public Works, the City  
4 Planning Commission staff, the Planning and Development Department, and the  
5 Buildings, Safety Engineering, and Environmental Department to identify strategies  
6 for mitigating storm water impacts within the project;

7 2. Task or activity lighting shall be directed or shielded in order to minimize or where  
8 possible eliminate spillover or intrusive light on to adjacent of or nearby property.  
9 Illuminated signage, internally illuminated external cladding or architectural features,  
10 and features illuminated by external fixtures shall be subject to review, testing and  
11 monitoring by the City, when made operational, in order to ensure against any  
12 undesirable or deleterious effect;

13 3. A final and more detailed proposal for all signage, and excluding those sponsorship  
14 signs designated in the Project Narrative, shall be developed and submitted to the City  
15 Planning Commission staff and other applicable City departments and agencies for  
16 review as to compliance with the 1984 Detroit City Code, and state or federal law, as  
17 may be amended, and for other approvals as may be warranted;

18 4. A plan for the type, placement and general appearance of art installations that would  
19 further enhance the project shall be prepared and submitted to the City Planning  
20 Commission staff for the purpose of distinguishing such features as art and assuring  
21 compliance with the 1984 Detroit City Code;

22 5. The Construction Management Plan shall be further developed, and reviewed and  
23 adjusted, as warranted by applicable City departments and agencies including, but not  
24 limited to, the Planning and Development Department, the Buildings, Safety

1 Engineering, and Environmental Department, the Department for Public Works and  
2 City Planning Commission staff; and

3 6. Final site plans, elevations, landscaping, lighting and signage plans shall be submitted  
4 to the staff of the City Planning Commission staff for review and approval prior to  
5 application being made for applicable permits, excluding permits for mass  
6 excavation, utilities, abatement and demolition, except to the extent any such work  
7 requires prior review and approval of the Historic District Commission.

8 7. The April 6, 2015 site plan titled, "Site Plan – Pre-Demolition (Option A – L1.1) is  
9 hereby effective. The April 6, 2015 site plan titled "Site Plan – Post-Demolition"  
10 (Option B - L1.1) shall be effective, and shall replace and supersede the former, upon  
11 the issuance of a Notice to Proceed for demolition of the sole building within the Park  
12 Avenue Hotel Historic District, provided, that the Buildings, Safety Engineering, and  
13 Environmental Department shall not issue the corresponding demolition permit until  
14 the developer has provided the City of Detroit with legally enforceable and binding  
15 documentation, acceptable to the Law Department, committing to the redevelopment  
16 of the sole building in the Eddystone Hotel Historic District within one year of the  
17 opening of the Detroit Events Center to the public, and showing approval of an  
18 amendment of the Master Development Agreement dated December 14, 2014, as  
19 amended, between the developer and the Downtown Development Authority to  
20 require the same, as well as petitioned the City Council for the rezoning of the  
21 Eddystone Hotel Historic District to a PD zoning classification for residential and  
22 commercial use with a 20% affordable housing component.

23 8. The developer, Olympia Development of Michigan, shall bear the costs of all the  
24 project-related changes related to traffic flow, including, but not limited to,  
25 signalization and right-of-way pavement striping, as well as the costs of enhancing,

1 maintaining and protecting bike lanes on Cass Avenue between Martin Luther King,  
2 Jr. Boulevard and the Charles T. Fisher Freeway (I-75).

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

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

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

9 **APPROVED AS TO FORM:**

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12 Melvin Hollowell  
13 Corporation Counsel  
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