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February 12, 2025

HONORABLE CITY COUNCIL

RE: Extension of review period for proposed Zoning Ordinance Text Amendment – Screening.
(RECOMMEND APPROVAL)

As provided in Section 50-3-16 of the 2019 Detroit City Code, Zoning, where a proposed text amendment is not acted upon by the City Council within one hundred twenty (120) days of the date of receipt of the City Planning Commission's report, it shall be deemed to have been denied, unless extended by the City Council.

The City Planning Commission's report and recommendation to approve the Zoning Ordinance text amendment relative to screening was first taken up by Your Honorable Body on October 22, 2024. The 120-day review period is scheduled to expire on February 19, 2025.

The text amendment is scheduled to return to the Planning and Economic Development Committee on February 20, 2025, or later, once an ordinance approved as to form has been received. The public hearing for the text amendment would occur after the amendment is formally introduced.

Attached, please find a resolution that would extend the review period for this ordinance an additional 120 days until June 19, 2025.

Respectfully submitted,



Marcell R. Todd, Jr., Director
Eric Fazzini, City Planner

By Council Member _____:

WHEREAS, Section 50-3-16 of the Zoning Ordinance of the City of Detroit establishes that upon the expiration of a 120 day period following the date that the City Council formally receives the City Planning Commission's report and recommendation on any petition to amend the Zoning Ordinance, such petitions will be deemed denied unless the time period is extended by the City Council; and

WHEREAS, the Planning and Development Department has petitioned the City Council for a text amendment to the Zoning Ordinance to streamline and update the current set of landscaping and screening requirements, and to modernize related fence and wall standards for nonresidential uses with the goal of proactively improving the appearance of commercial and industrial properties and corridors; and

WHEREAS, the City Planning Commission report and recommendation on this request was received by the City Council on October 22, 2024; and

WHEREAS, the original 120 day period of viability for this request is to expire on February 19, 2025; and

WHEREAS, this City Council has expressed the desire to extend the period of consideration for this petition;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 50-3-17 of the City of Detroit Zoning Ordinance, the Detroit City Council hereby extends the time period for consideration of the request of the Screening Zoning Ordinance Text Amendment for an additional 120 days until June 19, 2025.