

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director
Christopher Gulock, AICP
Deputy Director

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Adrian-Keith Bennett
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwendolyn A. Lewis, MBA
Frederick E. Russell, Jr.
Rachel M. Udabe

September 26, 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 (CPC) 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. In February 2025, City Council approved a resolution that extended the review period for this ordinance an additional 120 days to June 19, 2025. In June 2025, City Council approved a resolution that extended the review period for this ordinance an additional 120 days to October 17, 2025, which will expire at that time.

The text amendment is scheduled to return to the Planning and Economic Development Committee on October 2, 2025, or later, and may require a continued public hearing. Please see the related CPC memo of September 25, 2025 addressing potential changes to the Ordinance.

Attached, please find a resolution that would extend the review period for this ordinance an additional 120 days until February 14, 2026.

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 and worked with the City Planning Commission 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 previously extended period of viability for this request was extended by City Council on June 19, 2025; and

WHEREAS, the previously extended period of viability for this request is to expire on October 17, 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 February 14, 2026.