

# City of Detroit

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April 17, 2026

## HONORABLE CITY COUNCIL

**RE:** Second extension of review period for proposed Zoning Ordinance Text Amendment – Sixth General Text Amendment (**RECOMMEND APPROVAL**)

As provided in Sec. 50-3-16 of the 2019 Detroit City Code, where a proposed 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 amendment known as the Sixth General was taken up by Your Honorable Body on September 9, 2025. The first 120-day review period would have expired on January 7, 2026, but was extended by resolution an additional 120 days until May 6, 2026.

At present the ordinance is being updated by the Law Department in light of the ordinances that were approved by Council last fall. Once complete City Planning Commission staff will submit the revised ordinance for review and discussion among Council Members in order to make desired changes to advance the matter through Your Honorable Body's public hearing process.

Attached, please find a resolution that would extend the review period for this ordinance an additional 120 days until September 3, 2026.

Respectfully submitted,



Marcell R. Todd, Jr., Director  
Jamie J. Murphy, City Planner

By Council Member \_\_\_\_\_:

**WHEREAS**, the 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 Sixth General Text Amendment proposes a range of both substantive and non-substantive changes to policy and practice concerning, but not limited to, the permissibility of uses, dimensional requirements, definitions and procedures as well as needed corrections and clarifications; and

**WHEREAS**, the City Planning Commission report and recommendation on this request was received by the City Council on September 9, 2025; and

**WHEREAS**, the original 120 day period of viability for this request would have expired on January 7, 2026 but was extended by resolution an additional 120 days until May 6, 2026; and

**WHEREAS**, various factors have served to protract deliberations on this matter and delay final action; 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 Sixth General Text Amendment for an additional 120 days until September 3, 2026.