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March 17, 2022

HONORABLE CITY COUNCIL

RE: Extension of review period for proposed Chapter 50 text and map amendments for the MKT Zoning district designation

On Thursday, March 10th the Planning and Economic Development (PED) Standing Committee of the Detroit, requested the preparation of a revised set of ordinances amending Chapter 50, *Zoning*, in order to establish the MKT Zoning District Classification and rezoning specific properties with that designation. This action will require additional time for the Council to properly hear and consider the amendments. However, the Zoning Ordinance specifies the following:

Sec. 50-3-16. - Inaction by review and decision-making bodies; City Council.

Where a petition for a proposed text or map amendment to this chapter is not voted upon by the City Council within 120 days of the time 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 Council's receipt of the City Planning Commission report occurs on the first day that the report appears on the City Council's formal agenda.

The Planning Commission's report and recommendation for these ordinances first appeared on Your Honorable Body's Formal Session agenda on November 16, 2021. The 120^{day} period of Council's review expired on March 15, 2022. Consistent with Section 50-3-17 of the Zoning Ordinance and in order to avoid the expiration of the 120-day review period, the PED Standing Committee also directed CPC staff to prepare a resolution extending the review period, during the same March 10th meeting and prior to the lapse of the review period. Please find the attached the resolution extending the review period for these ordinances an additional 120 days. If approved the extended review period will lapse on July 13, 2022.

Respectfully submitted,



Marcell R. Todd, Jr., Director

Attachment

A RESOLUTION BY COUNCIL MEMBER _____:

WHEREAS, The Detroit City Planning Commission held public hearings on proposed text and map amendments to Chapter 50, *Zoning*, establishing the MKT Zoning District Classification with corresponding provisions, and rezoning certain properties to that same classification, on November 19, 2020 and again on April 15, 2021; and

WHEREAS, at a subsequent meeting on May 6, 2021, the City Planning Commission voted to recommend approval of the proposed text amendment; and

WHEREAS, City Council took up the report and recommendation of the City Planning Commission for approval of the proposed amendments on November 16, 2021; and

WHEREAS, The Detroit Zoning Ordinance provides in Sec. 50-3-16 that where a petition for a proposed amendment to the Zoning Ordinance 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; and

WHEREAS, The City Council has requested revision of the ordinances effectuating the proposed amendments; and

WHEREAS, The 120-day review period was to expire on March 15, 2022; and

WHEREAS, The Planning and Economic Development Standing Committee of the Detroit City Council called for the extension of the review period prior to it lapsing consistent with the provisions of Sec. 50-3-17 of the Detroit Zoning Ordinance governing extensions; and

WHEREAS, The Detroit City Council finds it appropriate to extend the 120-day review period for the proposed text and map amendments; NOW THEREFORE BE IT

RESOLVED, The Detroit City Council hereby extends the review period of the proposed text and map amendment to Chapter 50, *Zoning*, establishing the MKT Zoning District Classification with corresponding provisions, and rezoning certain properties to that same classification, for an additional 120 days until June 15, 2022.