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March 15, 2019

HONORABLE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

RE: Request of the Downtown Development Authority in conjunction with Olympia Development of Michigan to amend Article XVII, District Map No. 3 of Chapter 61 of the 1984 Detroit City Code, Zoning and the provisions of the existing PD (Planning Development) zoning district established by Ordinance 10-15 on land bounded by Woodward Ave. on the east, the south side of Henry St. on the south, Clifford Ave. and Cass Ave. on the west and Sproat St. on the North; and to rezone a portion of the remaining B4 (General Commercial) zoned land along the east side of Cass Ave. between Sproat St. and Henry St., and, as well as the to-be-vacated Henry Street right-of-way, to PD. **(REQUESTING 6th EXTENSION OF REVIEW PERIOD)**

On June 13, 2017 the Detroit City Council received and referred to the Planning and Economic Development Standing Committee the report and recommendation of the City Planning Commission (CPC) for the above captioned map amendment request for the Detroit Zoning Ordinance.

The Zoning Ordinance specifies in Sec. 61-3-17, "Where a petition for a proposed Zoning Ordinance text or map amendment is not voted upon by the City Council within one hundred twenty (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 original 120-day review period for this matter was to expire in October of 2017. Subsequently, however, five extensions have been authorized with the most recent, of 120 days, being granted on November 27, 2018. On Thursday, March 28, 2019 that extension will expire at day's end.

CPC is pleased to report that the revised petition #1388 requesting the right-of-way adjustments on and around the arena site is being processed by City Engineering. This revised petition, if acceptable to DPD and DWSD, should relieve the blockage to completing the vacation of Henry and the other streets thus allowing the necessary sequence of events to proceed in order to facilitate the long-held PD rezoning and modification. Consequently, the CPC requests another 120-day extension of the review period to avoid having to re-start the ordinance revision process over again at the Planning Commission. A resolution to that effect is attached for Your consideration. The requested extension, if granted, will expire by the close of the day Friday, July 26 2019.

Respectfully submitted,



Marcell R. Todd, Jr., Director

Attachment

cc: Maurice Cox, Director, PDD
Lawrence Garcia, Corporation Counsel
Kim James, Law
Bruce Goldman, Law
David Bell, Director, BSEED
Arthur Jemison, Group Executive

A RESOLUTION BY COUNCIL MEMBER _____ :

WHEREAS, the Detroit City Planning Commission has prepared a report and recommendation dated June 12, 2017 regarding the request of the Downtown Development Authority in conjunction with Olympia Development of Michigan to amend Article XVII, District Map No. 3 of Chapter 61 of the 1984 Detroit City Code, Zoning and the provisions of the existing PD (Planning Development) zoning district established by Ordinance 10-15 on land bounded by Woodward Ave. on the east, the south side of Henry St. on the south, Clifford Ave. and Cass Ave. on the west and Sproat St. on the North; and to rezone a portion of the remaining B4 (General Commercial) zoned land along the east side of Cass Ave. between Sproat St. and Henry St., and, as well as the to-be-vacated Henry Street right-of-way, to PD; and

WHEREAS, that report and recommendation were received by the Detroit City Council on June 13, 2017 and referred to the Planning and Economic Development Standing Committee; and

WHEREAS, the Detroit Zoning Ordinance specifies in Sec. 61-3-17 that “Where a petition for a proposed Zoning Ordinance text or map amendment is not voted upon by the City Council within one hundred twenty (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 resolution of the City Council;” and

WHEREAS, four 120 day extensions and one 54 day extensions have been granted subsequently; and

WHEREAS, the most recent 120 day extension of the review period for this Zoning Ordinance an amendment request will expire on March 28, 2018; **NOW THEREFORE BE IT**

RESOLVED, the Detroit City Council hereby extends the period of review for the City Planning Commission report and recommendation regarding the requested Zoning Ordinance amendment for an additional 120 days, to expire at the close of the day on July 26, 2019.