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October 16, 2019

HONORABLE CITY COUNCIL

RE: Extension of review period for Zoning Ordinance text amendment—Short Term Rentals

Because the City Planning Commission's report and recommendation to approve the Zoning Ordinance text amendment relative to the repeal of the "home occupation" prohibition of short term rentals was taken up by Your Honorable Body on June 25, 2019, the 120-day review period is scheduled to expire on October 23, 2019.

As provided in Sec. 50-3-48 of the 2019 Detroit City Code, 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.

Council's deliberations concerning the Chapter 8 provisions relative to short term rentals are continuing and it would be appropriate to act on the Zoning Ordinance amendment for short term rentals at the same time as the Chapter 8 ordinance. An extension of the review period for the Zoning text amendment can be authorized by a vote on the attached resolution.

Respectfully submitted,



Marcell R. Todd, Jr., Director

A RESOLUTION BY COUNCIL MEMBER _____ :

WHEREAS, The City Planning Commission held a public hearing on June 6, 2019 relative to the proposed Zoning Ordinance text amendment to repeal the “home occupation” prohibition of short term rentals; and

WHEREAS, At its meeting of June 20, 2019, the City Planning Commission voted to recommend approval of the text amendment; and

WHEREAS, City Council took up the recommendation of the City Planning Commission for approval of the proposed text amendment June 25, 2019; and

WHEREAS, The Detroit Zoning Ordinance provides in Sec. 50-3-48 of the 2019 Detroit City Code that where a petition for 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; and

WHEREAS, The 120-day review period shall expire on October 23, 2019; and

WHEREAS, The Chapter 50 Zoning Ordinance text amendment relative to short term rentals will be ripe for action when the Chapter 8 amendment relative to short term rentals is ready for Council’s vote; and

WHEREAS, The Detroit City Council finds it appropriate to further review the proposed text amendment; NOW THEREFORE BE IT

RESOLVED, The Detroit City Council hereby extends the review period of the proposed text amendment to repeal the “home occupation” prohibition of short term rentals for an additional 120 days until February 20, 2020.