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2016 JUL 14 10:00 AM

MEMORANDUM

**TO: Butch Hollowell, Law Department
Hon. Janice Winfrey, City Clerk**

FROM: Hon. Scott Benson, City Council District 3
VIA: Hon. Brenda Jones, City Council President

SRB

**COPY: Legislative Policy Division
City Councilmembers**

DATE: 7 July 2016

RE: COMMUNITY BENEFITS ORDINANCE

My office is submitting the attached ordinance to the City Clerk for inclusion on the 12 July 2016 Formal session New Business agenda. A separate copy will be delivered to the Law Department for approval to form. The purpose of this ordinance is to implement an ordinance in the City of Detroit that requires community benefits and a process to establish these benefits for projects at approved levels.

Please reach out to my office at 313-224-1198 with any questions.

SRB

ENTERED JUL 14 2016 *Move To Formal - SRB (310)*

Updated
Version
Submitted
By
Member
Bense

S U M M A R Y

AN ORDINANCE to amend Chapter 14 of the 1984 Detroit City Code, *Community Development*, by adding Article XII, titled *Community Benefits*, which consists of Sections 14-12-1 through 14-12-5, to provide for the purpose and applicability of this article; to provide for definitions of terms used in this article; to require community engagement and community benefit for certain development projects seeking public support for investment above certain threshold levels; to provide for exemptions for applicability of the article, and to provide for enforcement of the article.

7-14-16 Read at table

1 **BY COUNCIL MEMBER _____** :

2 **AN ORDINANCE** to amend Chapter 14 of the 1984 Detroit City Code, *Community*
3 *Development*, by adding Article XII, titled *Community Benefits*, which consists of Sections 14-12-
4 1 through 14-12-5, to provide for the purpose and applicability of this article; to provide for
5 definitions of terms used in this article; to require community engagement and community benefit
6 for certain development projects seeking public support for investment above certain threshold
7 levels; to provide for exemptions for applicability of the article, and to provide for enforcement of
8 the article.

9 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**
10 **THAT:**

11 **Section 1.** Chapter 14 of the 1984 Detroit City Code, *Community Development*, is
12 amended by adding Article XII, *Community Benefits*, which consists of Sections 14-12-1 through
13 14-12-5, to read as follows:

14 **CHAPTER 14. COMMUNITY DEVELOPMENT**

15 **ARTICLE XII. COMMUNITY BENEFITS**

16 **Sec. 14-12-1. Purpose; Title**

17 (a) The City is committed to community outreach and engagement that promotes
18 transparency and accountability and ensures development projects in the City of Detroit benefit
19 and promote economic growth and prosperity for all residents.

20 (b) This article shall be known as the "Detroit Community Benefits Ordinance."

21 **Sec. 14-12-2. Definitions**

22 *Community Benefits Provision* means the agreement made by and between the Planning
23 Director and the Developer which specifically addresses the issues raised by the NAC.

1 *Enforcement Committee* means a committee led by the City’s Corporation Counsel and
2 composed of representatives from the Planning and Development Department, Law Department,
3 Human Rights Department, and other relevant City departments as determined by the Planning
4 Director.

5 *Impact Area* means an area determined by the Planning Director that includes all census
6 tracts or census block groups in which the Tier 1 Project is located, and any other areas as
7 determined by the Planning Director.

8 *NAC* means the Neighborhood Advisory Council.

9 *Planning Director* means the Director of the City of Detroit’s Planning and Development
10 Department, or a member of the Planning Director’s staff working on behalf of the Planning
11 Director.

12 *Tier 1 Development Project* means a development project in the City that is expected to
13 incur the investment of Seventy-five Million Dollars (\$75,000,000) or more during the
14 construction of facilities, or to begin or expand operations or renovate structures, where the
15 developer of the project is negotiating public support for investment in one or both of the following
16 forms:

- 17 (1) Any transfer to the developer of City-owned land parcels that have a cumulative
18 market value of One Million Dollars (\$1,000,000) or more (as determined by the
19 City Assessor or independent appraisal), without open bidding and priced below
20 market rates (where allowed by law); or
- 21 (2) Provision or approval by the City of tax abatements or other tax breaks that abate
22 more than One Million Dollars (\$1,000,000) of City taxes over the term of the

1 abatement that inure directly to the Developer, but not including Neighborhood
2 Enterprise Zone tax abatements.

3 *Tier 2 Development Project* means a development project in the City that does not qualify
4 as a Tier 1 Project and is expected to incur the investment of Three Million Dollars (\$3,000,000)
5 or more, during the construction of facilities, or to begin or expand operations or renovate
6 structures, where the Developer is negotiating public support for investment in one or both of the
7 following forms:

- 8 (1) Land transfers that have a cumulative market value of Three Hundred
9 Thousand Dollars (\$300,000) or more (as determined by the City Assessor
10 or independent appraisal), without open bidding and priced below market
11 rates; or
- 12 (2) Tax abatements that abate more than Three Hundred Thousand Dollars
13 (\$300,000) of City taxes over the term of the abatement that inure directly
14 to the Developer, but not including Neighborhood Enterprise Zone tax
15 abatements.

16 **Sec. 14-12-3. Tier 1 Projects.**

17 (a) *Community Engagement Process for Public Meeting.*

18 (1) Prior to submitting to City Council a request for approval of Land transfers or Tax
19 abatements related to a Tier 1 Project, the Planning Director shall hold at least one
20 public meeting in the Impact Area as defined in this Section.

21 (2) The City Clerk shall forward notice of the public meeting via First Class Mail no
22 less than 10 days before such meeting to all City of Detroit residents within three
23 hundred radial feet of the Tier 1 Project. The notice shall include:

- 1 a. The time, date and location of the public meeting;
- 2 b. General information about the Tier 1 Project;
- 3 c. A description of the Impact Area and the location of the Tier 1 Project;
- 4 d. Information related to potential impacts of the Tier 1 Project and possible
- 5 mitigation strategies; and
- 6 (3) In addition to the notice requirement contained in Subsection (2) of this section, the
- 7 Planning Director shall work with the District Council Member or Members
- 8 representing the district or districts where the Tier 1 Project is located and at least
- 9 one At-large Council Member to ensure that local residents, businesses, and
- 10 organizations, especially those located in the Impact Area and those expected to be
- 11 directly impacted by the Tier 1 Project are informed of the public meeting.
- 12 (4) At the public meeting, the Planning Director will present general information about
- 13 the Tier 1 Project, discuss ways in which the Tier 1 Project is anticipated to impact
- 14 the local community, and ways in which the Developer and the Planning Director
- 15 plan to address or mitigate these impacts.
- 16 (5) City Council shall appoint a liaison from the Legislative Policy Division to monitor
- 17 the community engagement process and provide updates to City Council.
- 18 (6) The Planning Director shall provide notice to the liaison of all upcoming meetings
- 19 and activities associated with the community engagement process related to the
- 20 Tier 1 Project.
- 21 (b) *Neighborhood Advisory Council.*
- 22 (1) The Planning Director will accept nominations to the NAC from any person that
- 23 resides in the Impact Area.

- 1 (2) All residents over the age of 18 that reside in the Impact Area are eligible for
2 nomination.
- 3 (3) The NAC shall consist of nine members, selected as follows:
- 4 a. Two Members selected by residents of the Impact Area chosen from the
5 resident nominated candidates;
- 6 b. Four Members selected by the Planning Director from the resident nominated
7 candidates, with preference given to individuals the Planning Director expects
8 to be directly impacted by the Tier 1 Project;
- 9 c. One Member selected by the Council Member in whose district contains the
10 largest portion of the Impact Area from the resident nominated candidates;
11 and
- 12 d. One Member selected by the At-Large Council Members from the resident
13 nominated candidates.
- 14 (4) If the Planning Director receives less than nine nominations, the Planning Director
15 may seek out additional nominations from individuals that live outside the Impact
16 Area but within the City Council district or districts where the Tier 1 Project is
17 located.
- 18 (5) All actions of the NAC may be taken with the consent of a majority of NAC
19 members serving.
- 20 (c) *Engagement with Developer.*
- 21 (1) In addition to the meeting required in Subsection (a)(1) of this section, the Planning
22 Director shall facilitate at least one meeting between the NAC and the Developer

1 to allow the NAC to learn more details about the project and to provide an
2 opportunity for the NAC to make Developer aware of concerns raised by the NAC.

3 (2) City Council by a 2/3 vote of members present or the Planning Director may
4 facilitate additional meetings which the Developer, or the Developer's designee,
5 shall participate in as directed.

6 (3) As part of community engagement the developer, or their designee, shall be
7 required to meet as directed.

8 *(d) Community Benefits Report.*

9 (1) The Planning Director shall provide a Community Benefits Report to City Council
10 regarding the Tier 1 Project prior to the request for any approvals related to the Tier
11 I Project.

12 (2) The Community Benefits Report shall contain:

13 a. A detailed account of how notice was provided to organize the pPublic
14 meeting.

15 b. A list of the NAC members, and how they were selected.

16 c. An itemized list of the concerns raised by the NAC.

17 d. A method for addressing each of the concerns raised by the NAC, or why a
18 particular concern will not be addressed.

19 (3) The Planning Director, where possible, shall provide a copy of the Community
20 Benefits Report to the NAC prior to submission to City Council.

21 (4) To ensure an expeditious community engagement process, the Planning Director,
22 where possible, shall submit the initial Community Benefits Report within six
23 weeks from the date the notice is sent of the public meeting.

- 1 (5) The Planning Director shall work with City Council to assure that, to the maximum
2 extent possible, all of the approvals required of City Council may be considered
3 simultaneously and subject to one approval vote.
- 4 (6) The Planning Director shall work with other City departments to facilitate that Tier
5 1 Projects receive expedited City-required approvals.
- 6 (e) *Development Agreement.*
- 7 (1) All development agreements made between the Developer and the City related to
8 the land transfers or tax abatements associated with a Tier 1 Project shall include
9 the Community Benefits Provision, which shall include:
- 10 a. Enforcement mechanisms for failure to adhere to Community Benefits
11 Provision, that may include but are not limited to, clawback of City-
12 provided benefits, revocation of land transfers or land sales, debarment
13 provisions and proportionate penalties and fees; and
- 14 b. The procedure for community members to report violations of the
15 Community Benefits Provision to the NAC.
- 16 c. The length of time that Annual Compliance Reports as outlined in
17 Subsection (f)(2) of this section, are required to be submitted.
- 18 d. Continued community engagement or community meeting requirements.
- 19 (2) The Developer shall not be required to enter into a legally binding agreement with
20 any individual or organization other than the City for the express purpose of
21 fulfilling the requirements of this ordinance or other City-mandated community
22 engagement processes.

- 1 (3) The Developer may voluntarily enter into any contract or agreement related to the
2 Tier 1 Project that does not pose a conflict of interest with the City.
- 3 (f) *Enforcement.*
- 4 (1) An Enforcement Committee shall be established to monitor Tier 1 Projects.
- 5 a. The Enforcement Committee shall be comprised of, at minimum, the
6 following four individuals:
- 7 i. Corporation Counsel for the City of Detroit; or their designee.
- 8 ii. a representative from the Planning and Development Department;
- 9 iii. a representative from the Law Department;
- 10 iv. a representative from the Human Rights Department.
- 11 b. In addition to the members of the Enforcement Committee as identified in
12 Subsection (1)a of this section, the Planning Director may require that other
13 departments participate in the Enforcement Committee as needed.
- 14 (2) The Enforcement Committee shall provide a biannual compliance report to the City
15 Council and the NAC for the time period identified in the Community Benefits
16 Provision.
- 17 (3) The Planning Director shall facilitate at least one meeting per calendar year
18 between the NAC and the Developer to discuss the status of the Tier 1 Project for
19 the time period identified in the Community Benefits Provision.
- 20 (4) The NAC shall review any allegations of violations of the Community Benefits
21 Provision provided to it by the community, and may report violations to the
22 Enforcement Committee in writing.

- 1 (5) Upon receipt of written notification of allegations of violation from the NAC, the
2 Enforcement Committee shall investigate such allegations and shall present their
3 written findings to the NAC based upon the following:
- 4 a. Whether the Developer is in compliance with the Community Benefits
5 Provision; and
- 6 b. How the Community Benefits Provision will be enforced or how violations
7 will be mitigated.
- 8 (6) The findings of the Enforcement Committee shall be presented to the NAC no later
9 than 21 days from the date the violations were reported to the Enforcement
10 Committee, unless the need for additional time is reported to City Council and the
11 NAC within the original 21 day time frame.
- 12 (7) If the NAC disagrees with the findings of the Enforcement Committee or
13 determines that the Enforcement Committee is not diligently pursuing the
14 enforcement or mitigation steps outlined in its findings, the NAC may send notice
15 to the Enforcement Committee, and the Enforcement Committee shall have 14 days
16 from receipt of notice to respond to the concerns outlined.
- 17 (8) If the NAC is not satisfied with the Enforcement Committee's response, the NAC
18 may petition the City Clerk and request that City Council schedule a hearing with
19 opportunity for both the Enforcement Committee and the NAC to present
20 information related to the alleged violations of the Community Benefits Provision
21 and any enforcement or mitigation efforts that have occurred.
- 22 (9) If City Council elects to hold a hearing, or based upon the written information
23 submitted, City Council shall determine whether the Enforcement Committee has

1 made reasonable efforts to ensure that the Developer has complied with the
2 Community Benefits Provision.

3 a. If City Council determines that the Enforcement Committee has made
4 reasonable efforts, City Council shall notify the NAC and the Enforcement
5 Committee of their findings.

6 b. If City Council finds that the Enforcement Committee has not made
7 reasonable efforts, City Council shall make specific finding to the
8 Enforcement Committee on the steps that need to be taken to comply with
9 the Community Benefits Provision.

10 i. The Enforcement Committee shall provide City Council and the
11 NAC monthly updates on compliance actions until City Council
12 adopts a resolution declaring that the Developer is in compliance
13 with the Community Benefits Provision or has taken adequate steps
14 to mitigate violations.

15 ii. City Council may hold additional hearings related to enforcement of
16 the Community Benefits Provision as needed.

17 (g) Development projects that are allowed as by-right or conditional land uses under
18 the Detroit Zoning Ordinance and located downtown, the area bounded by the Detroit River and
19 the center lines of Brooklyn Avenue (extended), West Jefferson Avenue, Eighth Street, West Fort
20 Street, Brooklyn Avenue, Porter Street, John C. Lodge Freeway (M-10), Fisher Freeway (I-75),
21 Chrysler Freeway (I-375), East Jefferson, Rivard Street, Atwater Street, and Riopelle Street
22 extended to the Detroit River do not qualify as Tier 1 Projects.

1 **Sec. 14-12-4. Tier 2 Projects.**

2 (a) Developers shall:

3 (1) Partner with the City, and when appropriate, a workforce development agency to
4 promote the hiring, training and employability of Detroit residents consistent with
5 State and Federal Law.

6 (2) Partner with the Planning Director to address and mitigate negative impact that the
7 Tier 2 Project may have on the community and local residents.

8 (b) The Developer's commitment as identified in Subsection (a) of this section shall be
9 included in the development agreements related to any land transfers or tax abatements associated
10 with the Tier 2 Project for which the Developer seeks approval.

11 **Sec. 14-12-5. Exemptions.**

12 The requirements of this ordinance may be waived by resolution of the City Council upon
13 submission by either the Planning Director or the Developer identifying reasons that the
14 requirements of this ordinance are impractical or infeasible and identifying how the Developer will
15 otherwise provide community benefits.

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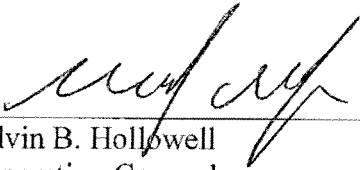
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1 **Section 2.** All ordinances, or parts of ordinances, that conflict with this ordinance are
2 repealed.

3 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
4 health, safety, and welfare of the People of the City of Detroit.

5 **Section 4.** The article added by this ordinance has been enacted as comprehensive local
6 legislation. It is intended to be the sole and exclusive law regarding its subject matter, subject to
7 provisions of state law.

8 Approved as to form:

9
10
11 
12 _____
13 Melvin B. Hollowell
14 Corporation Counsel

**COMMUNITY BENEFITS ORDINANCE FOR
PRIVATE DEVELOPMENT PROJECTS
SEEKING PUBLIC SUPPORT**

AN ORDINANCE to amend Chapter 14 of the 1984 Detroit City Code, *Community Development*, by adding Article XII, titled *Community Benefits*, which consists of Sections 14-12-1 through 14-12-4, to provide for the purpose and applicability of this article; to provide for definitions of terms used in this article; to require community engagement and community benefit for certain development projects seeking public support for investments above certain threshold levels; to provide for exemptions for applicability of the article, and to provide for enforcement of the article.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

Section 1. Chapter 14 of the 1984 Detroit City Code, *Community Development*, is amended by adding Article XII, *Community Benefits*, which consists of Sections 14-12-1 through 14-12-4, to read as follows:

WHEREAS, the City of Detroit is committed to ensuring that major development projects requesting public support include specific and binding commitments that benefit the people of Detroit.

WHEREAS, to protect the quality of life of residents the City requires, where appropriate, environmental impact studies, traffic engineering studies, and other project assessments, and takes appropriate measures to mitigate or minimize potentially negative impacts to the community related to development projects.

WHEREAS, the City is committed to enforcing local hiring and contracting goals and requirements, and working with developers to ensure that construction and permanent employment and contracting opportunities associated with development projects are maximized for Detroit residents and businesses.

WHEREAS, the City is working with partner organizations to 1.) support local businesses through initiatives which provide technical assistance and grants to Detroit-based small businesses and entrepreneurs, 2.) provide local businesses and suppliers access to development and subcontracting opportunities through matchmaking and networking events, and 3.) create programming and initiatives aimed at building the capacity of Detroit businesses.

WHEREAS, the City is working with partner organizations to provide job opportunities for Detroit residents by working directly with developers to recruit and train local workers for new development projects, supporting strategies to promote the inclusion of returning citizens into the workforce, and supporting other relevant workforce development initiatives like demand-driven internship, training, and apprenticeship programs.

The City is committed to community outreach and engagement that promotes transparency and accountability and ensures development projects in the City of Detroit benefit and promote economic growth and prosperity for all residents.

I. COVERED PROJECTS

A. This Community Benefits Ordinance (this "Ordinance") shall apply to Tier 1 Projects and Tier 2 Projects, as defined below.

1. Tier 1 Projects are development projects in the City that are expected to incur the investment of \$75 million or more during the construction of facilities, or to begin or expand operations or renovate structures, where the developer of the project (the "Developer") plans to request public support for investment in one or both of the following forms:
 - i. Direct or indirect transfer to the Developer of City-owned land parcels ("Land Transfers") that have a cumulative market value of \$1 million or more (as determined by the City Assessor or independent appraisal), without open bidding and priced below market rates; or
 - ii. Provision or approval of the City of tax abatements or other tax breaks ("Tax Abatements") that abate more than \$1 million of City taxes over the term of the abatement that inure directly to the Developer, but not including Neighborhood Enterprise Zone tax abatements.

Development projects that are allowed as by-right or conditional land uses under the Detroit Zoning Ordinance and located downtown, the area bound by the Detroit River, and the center lines of Brooklyn Avenue (extended), West Jefferson Avenue, Eighth Street, West Fort Street, Brooklyn Avenue, Porter Street, John C. Lodge Freeway (M-10), Fisher Freeway (I-75), Chrysler Freeway (I-375), East Jefferson, Rivard Street, Atwater Street, and Riopelle Street extended to the Detroit River, do not qualify as Tier 1 Projects.

2. Tier 2 Projects are development projects in the City that do not qualify as Tier 1 Projects and are expected to incur the investment of \$3 million or more during the construction of facilities, or to begin or expand operations or renovate structures, where the Developer plans to request public support for investment in one or both of the following forms:
 - i. Land Transfers that have a cumulative market value of \$300,000 or more (as determined by the City Assessor or independent appraisal), without open bidding and priced below market rates; or

- ii. Tax Abatements that abate more than \$300,000 of City taxes over the term of the abatement that inure directly to the Developer, but not including Neighborhood Enterprise Zone tax abatements.

II. TIER 1 PROJECTS

Public Meeting

- A. Prior to submitting to City Council a request for approval of Land Transfers or Tax Abatements related to a Tier 1 Project, the director of the Planning and Development Department, or members of the department's staff on the director's behalf, (the "Planning Director") shall hold at least one public meeting (the "Public Meeting") in the area that the Planning Director determines is directly impacted by the Tier 1 Project (the "Impacted Area"). The Impacted Area shall at a minimum include the census tract or the census block group where the Tier 1 Project is located. If the Tier 1 Project is located in more than 1 (one) census tract or census block group, the Impact Area will include at a minimum all of the City of Detroit census tracts or all of the City of Detroit census block groups in which the Tier 1 Project is located.
- B. The Planning Director will work with the District Council Member or Members representing the district or districts where the Tier 1 Project is located and at least one At-Large Council Member (the "Council Members") to ensure that local residents, businesses, and organizations, especially those located in the Impacted Area and those expected to be directly impacted by the Tier 1 Project, are informed of the Public Meeting.
- C. At a minimum, the City Clerk's office shall send direct notice of the Public Meeting to all City of Detroit residents within three hundred (300) radial feet of the Tier 1 Project no less than ten (10) days before the Public Meeting.
- D. The notice, created by the Planning Director, shall include the following:
 - a. the time, date, and location of the Public Meeting;
 - b. general information about the Tier 1 Project;
 - c. a description of the Impacted Area and the location of the Tier 1 Project;
 - d. information related to potential impacts of the Tier 1 Project and possible mitigation strategies; and
 - e. information about the Neighborhood Advisory Council nomination process.
- E. At the Public Meeting, the Planning Director will present general information about the Tier 1 Project, discuss ways in which the Tier 1 Project is anticipated to impact the local community, and ways in which the Developer and the Planning Director plan to address or mitigate these impacts.
- F. City Council will appoint a liaison from the Legislative Policy Division (the "Liaison") to monitor the community engagement process and provide updates, as needed, to City Council.

The Planning Director shall provide notice to the Liaison of all upcoming meetings and activities associated with the community engagement process related to the Tier 1 Project.

Neighborhood Advisory Council

- G. The Planning Director will seek out volunteers to participate on the Neighborhood Advisory Council (the “NAC”) related to the Tier 1 Project by requesting nominations from individuals who live in the Impacted Area. All individuals that are residents of the Impacted Area are eligible to submit nominations. Individuals that accept their nominations shall be appointed to the NAC by the Planning Director. All members of the NAC shall be City of Detroit residents of the Impacted Area and City of Detroit residents of the Impacted Area may nominate themselves. The Planning Director will not appoint nominees who have conflicts of interests.
- H. If more than nine (9) individuals accept their nominations to the NAC the Planning Director shall:
- a. appoint two (2) individuals chosen by the City of Detroit residents of the Impacted Area from the pool of resident-nominated individuals at the Public Meeting or through an expedited selection or voting process conducted shortly thereafter,
 - b. in consultation with the Council Members, appoint four (4) individuals from the pool of resident-nominated individuals, giving preference to individuals expected to be most directly impacted by the Tier 1 Project,
 - c. appoint one (1) individual nominated by the Council Member in whose district the Tier 1 Project is located, or, if the Tier 1 Project is located in more than one (1) district, the Council Member whose district contains the largest portion of the Impacted Area, from the pool of resident-nominated individuals, and
 - d. appoint one (1) individual nominated by the At-Large Council Members from the pool of resident-nominated individuals.
- I. If the Planning Director receives less than nine (9) nominations, the Planning Director may seek out additional nominations from individuals that live outside the Impacted Area but within the City Council district or districts where the Tier 1 Project is located. Preference for appointment to the NAC shall be given to nominees that reside in the district or districts where the Tier 1 Project is located and are expected to be most directly impacted by the Tier 1 Project.

Engagement with Developer

- J. At a minimum, the Planning Director shall facilitate at least one meeting between the NAC and the Developer to allow the NAC to learn more details about the project and to ensure the Developer is aware of the concerns raised by the NAC.
- K. The City Council, via a two-thirds (2/3) vote of members present, or the Planning Director may, as needed, convene additional meetings related to the Tier 1 Project. The Planning Director will make best efforts to ensure that the community engagement process is as efficient as possible while making best efforts to ensure that all parties interested in the Tier 1 Project have an opportunity to participate in the process.

- L. A report related to the Tier 1 Project (the “Community Benefits Report”) produced by the Planning Director will be provided to City Council before any approvals related to the Tier 1 Project are requested of City Council. At a minimum, the Community Benefits Report will:
- a. detail how notice was provided to organize the Public Meeting,
 - b. list the members of the NAC and describe how members were selected,
 - c. provide an itemized list of the concerns raised by the NAC, and
 - d. describe 1.) how each of the concerns raised by the NAC will be addressed, or 2.) why particular concerns will not be addressed.

The Planning Director will make best efforts to ensure that the Community Benefits Report is submitted to City Council within six (6) weeks from the date notice is sent of the Public Meeting.

- M. The Planning Director will provide a copy of the Community Benefits Report to the NAC before it is submitted to City Council and will inform the NAC of all City Council hearings related to the Tier 1 Project.
- N. The Planning Department will work with 1.) City Council to assure that, to the maximum extent possible or feasible, all of the approvals required of City Council by law associated with the Tier 1 Project may be considered simultaneously and subject to one approval vote, and 2.) other City departments to assure that the Tier 1 Project, to the maximum extent possible or feasible, receives expedited City-required approvals, including, but not limited to, permitting, site plan reviews, and inspections.

Enforcement

- O. All development agreements made between the Developer and the City related to the Land Transfers or Tax Abatements associated with the Tier 1 Project will include the following:
- a. enforcement mechanisms, which may include but are not limited to clawbacks to recover City-provided benefits, revocation of land transfers or sales, debarment provisions keeping non-compliant developers from participation in future projects, and proportionate penalties or fees;
 - b. a provision that specifically addresses the issues raised by the NAC (the “Community Benefits Provision”); and
 - c. specific procedures for community members to report violations of the Community Benefits Provision to the NAC.
- P. The Developer shall not be required to enter into a legally binding agreement with the NAC or other individuals or organizations other than the City for the express purpose of fulfilling the requirements of this Ordinance or other City-mandated community engagement processes. This provision does not prohibit the Developer from entering into any voluntary contracts or agreements related to the Tier 1 Project, so long as there are no conflicts of interest.
- Q. A committee (the “Enforcement Committee”) led by the City’s Corporation Counsel and composed of representatives from the Planning and Development Department, the Law Department, and other relevant City departments on an as needed basis, which may include but is not limited to, the Human Rights Department, the Building Safety Engineering and

Environmental Department, and the Housing and Revitalization Department, will be established to monitor Tier 1 Projects.

- R. The Enforcement Committee shall provide an annual compliance report to the NAC and City Council for a period of time identified in the Community Benefits Provision.
- S. The NAC may request additional meetings with the Developer and The Planning Director to discuss the status of the Tier 1 Project. At a minimum, the Planning Director will facilitate at least 1 (one) meeting on an annual basis if requested by the NAC.
- T. If violations of the Community Benefits Provision are reported to the NAC, the NAC will review the alleged violations and may choose to formally report the violations to the Enforcement Committee.
- U. The Enforcement Committee shall investigate the violations and present their findings to the NAC. The findings shall include 1.) whether the Developer is in compliance with the Community Benefits Provision and 2.) how the Community Benefits Provision will be enforced or what steps will be taken to mitigate the violations if violations have been discovered. The findings shall be presented as soon as possible but no later than twenty-one (21) days from the date the violations are reported to the Enforcement Committee. If additional time is needed for investigation the Enforcement Committee will inform the NAC and City Council within the twenty-one (21) day period.
- V. If the NAC disagrees with the findings or finds that the Enforcement Committee is not diligently pursuing the enforcement or mitigation steps outlined in the findings, the NAC may formally send notice to the Enforcement Committee. The Enforcement Committee shall have fourteen (14) days after receiving notice to respond to the concerns outlined in the notice sent by the NAC.
- W. If the NAC is not satisfied with the Enforcement Committee's response, the NAC may petition City Council to hold an official hearing whereby both the Enforcement Committee and the NAC shall be provided the opportunity to present information related to the alleged violations of the Community Benefits Provision, the Enforcement Committee's investigation, along with any enforcement or mitigating actions that have taken place.
- X. Based on the information presented at the City Council hearing, the City Council shall determine whether the Enforcement Committee has made reasonable efforts to ensure that the Developer has complied with the Community Benefits Provision.
- Y. If City Council finds that the Enforcement Committee has not made reasonable efforts, the City Council shall make specific findings to the Enforcement Committee on the steps that need to be taken to comply with the Community Benefits Provision.
- Z. The Enforcement Committee shall provide City Council and the NAC monthly updates on compliance actions until City Council adopts a resolution declaring that the Developer is in compliance with the Community Benefits Provision or has taken adequate steps to mitigate or correct for the violations.
- AA. City Council may hold additional hearings related to enforcement of the Community Benefits Provision as needed.
- BB. Official actions of the NAC, including those described above, may be taken with the consent of a majority of the NAC's members.

III. TIER 2 PROJECTS

- A. Developers of Tier 2 Projects shall:
- a. partner with the City and, when appropriate, a workforce development agency to promote the hiring, training and employability of Detroit residents, and, to the extent consistent with federal and state law, maximize full and part-time construction and post-construction employment opportunities in connection with the Tier 2 Project for Detroit residents; and
 - b. partner with the Planning Director to mitigate or address potential negative impacts that the Tier 2 Project may have on the community and local residents.
- B. The Developer's commitment to the above efforts shall be included in the development agreements related to the Land Transfers or Tax Abatements associated with the Tier 2 Project seeking City Council approval.

IV. EXEMPTIONS

- A. The requirements of this Community Benefits Ordinance may be waived if the Planning Director or Developer:
- a. submits a request for waiver detailing the 1.) the reasons the requirements of this Ordinance are impractical or infeasible for a Tier 1 Project or a Tier 2 Project and 2.) how the Developer will otherwise seek to implement the purpose of this Ordinance to provide community benefit,
 - b. and if the City Council adopts a resolution approving the waiver request.
- B. This Ordinance is hereby declared necessary to preserve the public peace, health, safety, and welfare of the People of the City of Detroit
- C. All ordinances or parts ordinances that conflict with this Ordinance are repealed.
- D. This Ordinance shall have immediate effect after approval by a majority of the voters voting on the question.

MEMORANDUM

To: Melvin Butch Hollowell, Jr.
Corporation Counsel

From: Council President Brenda Jones **By**

Date: July 12, 2016

Re: Community Benefits Agreement Ordinance

Attached you will find the Council President Brenda Jones Community Benefits Agreement Ordinance Compromise. Please review and approve as to form.

ENTERED JUL 14 2016 *More To Formal - SB (310)*

CC: Honorable Colleagues
Aliyah Sabree, Legislative Liaison
Janice Winfrey, Detroit City Clerk



CITY OF DETROIT
LAW DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 500
DETROIT, MICHIGAN 48226-3535
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Memorandum

To: Hon. Brenda Jones, City Council President
From: Melvin Butch Hollowell, Corporation Counsel *M.B.H.*
Re: Community Benefits Agreement Ordinance
Date: July 14, 2016

Dear Madam President, on July 12 you asked me to review and approve as to form the Council President's Community Benefits Ordinance ("CBA"). After having reviewed the document, I will be able to approve as to form if certain modifications are made. Those modifications are set forth below.

Section 14-12-2(g) (Host Community)

After the words "adjacent census tracts," I would add the words "City of Detroit" in between the words adjacent and census.

Section 14-12-3(a) (Providing Community Benefits)

Where it states "called by the City Council Member..." I would insert the words "called by the Planning Director in consultation with the City Council Member or Members in whose district(s) the project is located."

Section 14-12-4(a)(1),(2) (Community Benefits)

These could be considered "exactions" unrelated to the project.

Section 14-12-4(3)(a),(b), and (d) (Small Business Inclusion)

I would delete the terms "minority-owned" and "women-owned." The Michigan Constitution prohibits race and gender-specific contracting.

Section 14-12-5(a) and (b)(1) (Exemptions)

In (a) I would delete the word "developer" and replace it with the words "Planning Director."

In (b) I would delete the word "developer" and replace it with the words "Planning Director."

BY COUNCIL MEMBER _____,

AN ORDINANCE to amend Chapter 14 of the 1984 Detroit City Code, *Community Development*, by adding Article XII, titled *Community Benefits*, which consists of Sections 14-12-1 through 14-12-7, to provide for the purpose and applicability of this article; to provide for definitions of terms used in this article; to require provision of Community Benefits and executed Community Benefits Agreements for certain development projects seeking public support for investments above certain threshold levels; to provide for exemptions for applicability of the article, and to provide for penalties and enforcement of the article.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

Section 1. Chapter 14 of the 1984 Detroit City Code, *Community Development*, is amended by adding Article XII, *Community Benefits*, which consists of Sections 14-12-1 through 14-12-7, to read as follows:

CHAPTER 14. COMMUNITY DEVELOPMENT

ARTICLE XII. Community Benefits

Sec. 14-12-1. Purpose; Title

(a) It shall be the policy of the City of Detroit to require, wherever feasible, proportional community benefits as a condition of significant public support for development in the form of subsidies, tax abatements, below-market priced land, or other enhanced public resources.

(b) This article shall be known as the “Detroit Community Benefits Ordinance.”

Sec. 14-12-2. Definitions

(a) “Community Benefits” means the amenities, benefits, commitments, or promises described in Section 14-12-3(a)(1)b. and in Section 14-12-4.

(b) “Community Benefits Agreement” means the legally enforceable contract negotiated and agreed to as set forth in Section 14-12-3(a)(1).

(c) “Contractor” means any person, firm, partnership, limited liability company, corporation, joint venture, proprietorship, or other entity that enters into a contract for performance of construction work on the development project within the Host Community, including subcontractors of any tier.

(d) “Detroit Business” shall mean any of the following businesses, as defined in Section 18-5-1 of this code:

- (1) Detroit-based business
- (2) Detroit-headquartered business
- (3) Detroit-resident owned business

(e) “Development Agreement” means, for the purposes of this Article, the agreement or agreements between the City and the developer pursuant to which the City provides or commits Public Support for Investment for a Tier 1 Development Project, Tier 2 Development Project, or High Impact Development Project, regardless of the label or title affixed to such agreement.

(f) “High Impact Development Project” means any development project that, because of the nature of the development and/or the Host Community, is reasonably expected to produce disproportionately high and adverse human health or environmental impacts, including social, esthetic, economic, physical, chemical, or biological impacts, in the Host Community. Determination of whether a project is a High Impact Development Project shall be made by City Council as set forth in Section 14-12-3(a)(3).

(g) “Host Community” means the community-based coalition within the census tract(s) where the development project is physically located and may also include communities within adjacent census tracts that may be adversely affected by the activities of the development project, as determined by the agreement among members of the Host Community. An odd-numbered group of no more than fifteen (15) Negotiation Representatives, shall be selected by the Host

Community and made up of a minimum of 75% of Detroit residents from the Host Community, with some competency in negotiation skills, through work or direct training experience; and the remaining 25% must be small business owners, labor, charitable, and faith organizations located in Detroit. The community-based coalition will have the burden to demonstrate the required negotiation skills through training or direct work experience.

(h) “Public Support For Investment” means either or both of:

- (1) direct or indirect transfer to the developer of city-owned land parcels that have a cumulative market value of Three Hundred Thousand Dollars (\$300,000) or more (as determined by the City Assessor or independent appraisal), without open bidding or priced below market rates (where allowed by law); or
- (2) Provision or approval by the City of other forms of public subsidies to the developer, including but not limited to tax abatements or grants, that are cumulatively valued at Three Hundred Thousand Dollars (\$300,000) or more, but not including Neighborhood Enterprise Zones.

(i) “Tier 1 Development Project” means a development project in the City of Detroit that is expected to incur the investment of Fifteen Million Dollars (\$15,000,000) or more during the construction of facilities or plant, or to begin or expand operations or renovate structures.

(j) “Tier 2 Development Project” means a development project in the City of Detroit that is expected to incur the investment of more than Three Million Dollars (\$3,000,000), but less than Fifteen Million Dollars (\$15,000,000), during the construction of facilities or plant, or to begin or expand operations or renovate structures.

Sec. 14-12-3. Providing Community Benefits; Community Benefits Agreements; when required.

(a) Upon submission of a site plan for a Tier 1 Development Project to the Planning and Development Department or its successor, if the developer intends to seek Public Support for Investment in the project it shall notify the department, and the department shall then forthwith request that a written notice be generated by the City Clerk's office, informing the Host Community of the proposed project and of a scheduled organizational meeting. The first organizational meeting for purposes of forming the Host Community representative organization to negotiate and execute a Community Benefits Agreement shall be called by the City Council Member or Members in whose district(s) the project is located. The Council Member(s) shall schedule and call the first organizational meeting of the Host Community for purposes of forming the Host Community representative organization within twenty-one (21) days of the date of notice informing the Host Community of the proposed project. Other than hosting the meeting, Council members and other City officials shall have no direct involvement in the processes of forming the Host Community representative or negotiating the Community Benefits Agreement. The Community Benefits Agreement must be completed and signed by the Host Community, Developer and the City within 90 days from the first meeting between Host Community and Developer, unless another timeline is mutually agreed upon by both the Host Community and the Developer. The following standards and requirements shall apply to providing Community Benefits as a condition of receiving Public Support for Investment:

(1) Tier 1 Development Project.

- a. For any proposed Tier 1 Development Project that requests or proposes the receipt of Public Support For Investment, the developer shall engage Host Community residents for purposes of entering into a legally enforceable Community Benefits Agreement between the developer and representative

residents, businesses and nonprofit organizations, collectively comprising the Host Community representative party to the Community Benefits Agreement.

- b. The Community Benefits Agreement shall provide for Community Benefits as negotiated by the parties, and shall specifically address each of the following:
- (1) targeted benefits
 - (2) low- and moderate-income housing.
 - (3) quality of life or environmental mitigations.
 - (4) neighborhood, infrastructure and amenities, and
 - (5) community representation for the benefit of the Host Community in the development and post-development processes.

Although the Community Benefits Agreement shall specifically address each of the above issues, that does not mean that the parties are required to reach an agreement providing any particular benefit, only that each of the above subjects must be recognized in the written agreement using language agreed upon by the parties.

- c. Unless good cause is shown by a developer that it should receive an exemption as provided in Section 14-12-5, the developer shall include a copy of the executed Community Benefits Agreement with the request for City Council approval for the Public Support For Investment. Violation without good cause shown by a developer shall result in denial of approval for any such Public Support for Investment.
- (2) **Tier 2 Development Project.** For any proposed Tier 2 Development Project that requests or proposes the receipt of Public Support For Investment, the developer may but is not required to engage the Host Community residents to execute a

Community Benefits Agreement describing the Community Benefits to be provided by the developer in the manner described by Section 14-12-3(1). If no Community Benefits Agreement is executed, however, the developer shall adopt and implement a Community Benefits Package, the terms of which shall be included in the Development Agreement.

- (3) **High Impact Development Project.** For any proposed High Impact Development Project that requests or proposes the receipt of Public Support For Investment, Detroit City Council may determine that the requirements of Section 14-12-3(a)(1) shall apply. Determination of whether a project is a High Impact Development Project shall be made by finding of City Council expressed in a resolution, after a public hearing requested by a resident of the Host Community and duly noticed and conducted for the purpose of ascertaining whether the projects meets the definition of a High Impact Development Project. City Council may call on the assistance of the City Planning Commission, the Planning Department, and other resources to assist in its determination. The developer and residents of the Host Community shall be entitled to speak at the public hearing.

Sec. 14-12-4. Community Benefits

(a) The following is a non-exclusive list of examples of Community Benefits that may be considered on a voluntary basis for inclusion in a Community Benefits Agreement, or in a Development Agreement:

- (1) Educational Programs, such as:
- a. Education in the City's high schools, community colleges and other educational programs.

- b. One or more adult education programs operated by one or more qualified administration or an administrative collaboration comprised of organizations that benefit residents of the Host Community, including but not limited to agencies such as the Partnership for Diversity and Opportunity in Transportation.
- c. Actively supporting educational activities that provide employment opportunities for residents of the Host Community, including but not limited to programs through federal funds received annually and allocated by agencies such as the State's Michigan Works! Partner, Detroit Employment Solutions Corporation, or another appropriate agency or entity.
- d. Providing annual Contractor readiness training for Detroit Businesses, through the United States Department of Transportation Bonding Education Program or other relevant training opportunities.
- e. Hosting annual Contractor information and networking sessions about upcoming contracting opportunities with the Michigan Department of Transportation in the City of Detroit.
- f. Providing program materials, training and support for Detroit Public Schools/CTE (DPS) or other educational institutions in the Host Community.
- g. Providing employment and career mentoring opportunities for youths who reside in the Host Community, including but not limited to the Michigan Department of Transportation's Youth Development and Mentoring Program.

(2) Land Use Programs:

- a. Actively promoting City real estate and investment opportunities in the Host Community through agencies such as the Michigan Prospectus or another appropriate real estate investment agency or entity.
- b. Providing additional recreational activities, parks, educational services, environmental amenities, housing capacity or other benefits in the Host Community.
- c. Providing funds for demolition of abandoned homes or other structures in the Host Community.

(3) Small Business Inclusion and Participation:

- a. Targeted outreach within the Host Community for Detroit-based small businesses, minority-owned business enterprises, women-owned business enterprises and relevant business organizations and chambers.
- b. Inclusion of Host Community Detroit-based small businesses, minority-owned business enterprises, women-owned business enterprises and relevant business organizations in pre-bid meetings and conferences with advance notice.
- c. Hosting annual procurement, contracting and hiring forums with information and networking sessions about upcoming procurement, contracting and hiring opportunities with the procurement department and Detroit Economic Growth Corporation in the City of Detroit.
- d. Meet with Host Community Detroit-based small businesses, minority-owned business enterprises, women-owned business enterprises and relevant business

organizations to train, develop and prepare for potential contractual opportunities.

- e. Unbundling of construction work into bid sizes that will allow Detroit-based small businesses level competition, without restricting the project timelines. Assistance with access to bonding, lending, insurance, access to capital, procurement and other types of capacity-related assistance where necessary and available.

(4) Provisions that require periodic reporting, the frequency to be determined by the parties, of activities and ongoing monitoring of compliance by the parties throughout the course of the project.

- a. Provisions that require the parties to periodically meet and confer, the frequency to be determined by the parties, and disclose the parties' activities and the status of compliance to the Host Community residents, and that require periodic public meetings with the opportunity for input and comments by Host Community stakeholders.
- b. A community needs assessment regarding the Host Community at the developer's expense.
- c. An environmental and/or public health assessment of the impacts of the proposed development at the developer's expense.
- d. Specified remedies for violation of the Community Benefits Agreement, which unless otherwise agreed to by the parties, may include, without limitation specific performance, liquidated damages, claw backs, or revocation or withdrawal of tax abatement and public subsidies, either directly

by the City of Detroit, or by application to the Michigan Tax Tribunal or Michigan Tax Commission, as provided by law.

Sec. 14-12-5. Exemptions

(a) The developer may request from the City Council a resolution exempting it from the requirement of entering a Community Benefits Agreement by demonstrating that:

- (1) Identifying a Host Community representative organization to negotiate with on behalf of the Host Community is infeasible or impractical; or
- (2) Good faith negotiations have occurred for a reasonable time period, but negotiations have reached an intractable impasse; or
- (3) Other exigencies make entering a Community Benefits Agreement infeasible in the particular instance.

(b) To request an exemption, the developer shall

- (1) Provide to the City Council in writing the basis of its request,
- (2) State with particularity the efforts made by the developer to engage the Host Community and the efforts to reach accord on a Community Benefits Agreement, and
- (3) Document how it will otherwise seek to implement the purpose of this Article to provide Community Benefits.

Sec. 14-12-6. City as Third-Party Beneficiary; Development Agreement.

(1) A Community Benefits Agreement under this Section shall include a provision that the City is an intended Third Party Beneficiary and as such the City may, in its discretion, enforce the Community Benefits Agreement. Any Development Agreement shall not preclude, prevent, or otherwise limit the Host Community

representative party or its successors from having standing to enforce a Community Benefits Agreement. This subsection shall not be interpreted to change, alter, or diminish the legal and equitable duties, rights, and remedies of the parties to the Community Benefits Agreement.

Sec. 14-12-7. Penalties for Noncompliance; Enforcement:

- (1) The provisions of this Article are prescriptive in nature, and are set forth as required conditions to request, provision, and receipt of Public Support For Investment for Tier 1 Development Projects, Tier 2 Development Projects, and High Impact Development Projects. Material failure to comply with the provisions of this Article may result in denial, suspension, terminate, and revocation, or withdrawal of Public Support For Investment, but shall not be subject to the penalties set forth in Sec 1-1-9 of this code. Except, when obtained through substantial and material misrepresentation or fraud, the resolution of City Council approving the Public Support For Investment shall be evidence of compliance with the provisions of this Article, and thereafter remedies shall be limited to enforcement of the Community Benefits Agreement and/or Development Agreement.

Section 2. This ordinance is hereby declared necessary to preserve the public peace, health, safety, and welfare of the People of the City of Detroit.

Section 3. All ordinances or parts of ordinances that conflict with this ordinance are repealed.

Section 4. In the event this ordinance is passed by two-thirds (2/3) majority of City Council Members serving, it shall be given immediate effect and become effective upon publication in accordance with Section 4-118 of the 2012 Detroit City Charter. Where this

ordinance is passed by less than a two-thirds (2/3) majority of City Council Members serving, it shall become effective on the thirtieth (30) day after enactment or on the first business day thereafter in accordance with Section 4-118 of the 2012 Detroit City Charter.

Referrals
1/19/16

**INTERNAL
OPERATIONS
STANDING
COMMITTEE**



July 15, 2016

Honorable City Council

Subject: **Request to Amend the Official Compensation Schedule**

Recommendation is submitted to amend the 2016 – 2017 Official Compensation Schedule to include the pay ranges for the following Transportation Department classifications:

Class Code	Classification	Salary Range	Step Code
35-10-01	Transit Electronics Manager	\$53,900 – \$75,600	D
35-10-05	Maintenance Management Information System Administrator	\$53,900 – \$75,600	D
35-10-10	Fleet Engineer	\$55,700 – \$77,900	D

The above recommendations are at the request of Dan Dirks, Director of the Transportation Department

The above requests and recommendations are based on the ability to attract and retain essential personnel. This will also ensure the department is in compliance with the Federal Transit Administration regulations.

Respectfully submitted,

Denise Starr

Denise Starr
Human Resources Director

DS/sm

Attachments

cc: Budget Department



BY COUNCIL MEMBER _____

RESOLVED, That the 2016 - 2017 Official Compensation Schedule is hereby amended to reflect the following pay ranges, effective upon Council's approval.

Class Code	Classification	Salary Range	Step Code
35-10-01	Transit Electronics Manager	\$53,900 – \$75,600	D
35-10-05	Maintenance Management Information System Administrator	\$53,900 – \$75,600	D
35-10-10	Fleet Engineer	\$55,700 – \$77,900	D

RESOLVED, That the Finance Director is hereby authorized to honor payrolls and vouchers in accordance with this resolution, the above communication and standard City of Detroit practices.

2016-129¹²⁹

Classification and Compensation Review Request Form 9040A

City of Detroit
Classification and Compensation Request Form

Section I - Request: To Be Completed by Requestor		PL #: 003
Name of Requestor: Dan Dirks		Date Submitted: 6/21/16
Agency: DDOT	Division: Admin	
Request Type: Combination <i>Create New Positions</i>	Current Class Title: None	Current Class Code:
	Proposed Class Title: Transit Electronics Manager	Proposed Class Code:
	Maintenance Management Information System Administrator	
	Fleet Engineer	
(If for specification review only, simply provided Current Class Title and Code)		
Current Pay Range: \$55,700-\$77,900	Proposed Pay Range: \$53,900-\$75,600; \$53,900-75,600;	
Proposed Change Description: Allocate 1 position of Transit Electronics Manager/ Creat Spec & Allocate 1 position of Maintenance Management Information System Administrator/Create Spec & Allocate 1 position of Fleet Engineer/Create Spec		
Labor Association: Non-union	Local #:	
Position Control #:	Requested Completion Date:	
HR Consultant/Recruiter: Patrick Almquist / Tracey Meek	6/24/16	
Section II - Statement of Critical Need & Impact on Operations (Provided by Requestor): <i>This section is completed for Departmental Requests for New Classification(s); Position Allocations/Reallocations, Position Additions/Deletions and Rate Changes. Completion of this section is not required for individual employee position survey or union representative requests. Please obtain the appropriate approvals.</i>		
Statement of Critical Need: To comply with Federal Transit Administration (FTA) regulations, DDOT has been directed to build technical capacity and establish establish Transit specific titles.		

City of Detroit
Classification/Compensation Division
Classification/Compensation Notification Form

Requesting Department: DDOT Division: Administration

Requester Name: Dan Dirks, Director of Transportation Department

Date of Receipt: 6/21/2016

Work Order Number #2016-129 P.L.#: 003

Action Taken

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Specification Maintained
<input type="checkbox"/> Specification Updated
<input type="checkbox"/> New Specification
<input checked="" type="checkbox"/> Other: <u>Create New Positions</u> | <input type="checkbox"/> Position Maintained
<input type="checkbox"/> Position Reallocated
<input checked="" type="checkbox"/> Positions Allocated
<input type="checkbox"/> Position Deletion |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Explanation: This is to advise you that the Human Resources Department concurred in the following recommendations, based on investigation and report by the Classification and Compensation Division of this Department:

1. That the titles and codes of the following classified job titles be adopted:
 - Transit Electronics Manager (35-10-01)
 - Maintenance Management Information System Administrator (35-10-05)
 - Fleet Engineer (35-10-10)
2. That the 2016 - 2017 Official Compensation Schedule be amended to include the following pay ranges:

Class Code	Classification	Salary Range	Step Code
35-10-01	Transit Electronics Manager	\$53,900 – \$75,600	D
35-10-05	Maintenance Management Information System Administrator	\$53,900 – \$75,600	D
35-10-10	Fleet Engineer	\$55,700 – \$77,900	D

Subject to City Council approval.

3. That one (1) position of Transit Electronics Manager (35-10-01) be allocated to the Transportation Department.
4. That one (1) position of Maintenance Management Information System Administrator (35-10-05) be allocated to the Transportation Department.
5. That one (1) position of Fleet Engineer (35-10-10) be allocated to the Transportation Department.

Classification/Compensation Analyst: <u>Samantha Moore</u> <i>Samantha Moore</i>	Date: <u>7/15/16</u>
Chief Recruitment Officer: <u>Daryl Conrad</u> <i>Daryl Conrad</i>	Date: <u>7/18/16</u>
Human Resources Director: <u>Denise Starr</u> <i>Denise Starr</i>	Date: <u>7/18/16</u>

- CC: Budget
 Labor Relations
 Payroll Audit
 Patrick Almquist, Recruiter
 Oracle Updates

Referrals
7-19-16

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**

Lesley Carr Fairrow, Esq.
Chairperson
Lisa Whitmore Davis
Vice Chair/Secretary

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: cc-cpc@detroitmi.gov

Brenda Goss Andrews
David Esparza, AIA, LEED
Alton James
Daniel Klinkert
Frederick E. Russell, Jr.
Angy Webb
Roy Levy Williams

July 18, 2016

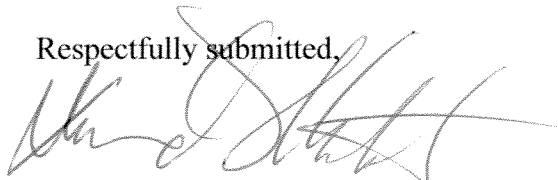
HONORABLE CITY COUNCIL

RE: Delegation of City Council Special District Review and approval of building permit applications during summer recess 2016 **(RECOMMEND APPROVAL)**

According to the City of Detroit Zoning Ordinance the Detroit City Council approves by resolution any work undertaken by permit on land zoned PC or PCA after receiving recommendation from the Planning and Development Department and the City Planning Commission. It has become the practice of Your Honorable to delegate this responsibility to the staff of the City Planning Commission during periods of recess when permit applications of this sort are anticipated. The Council's delegation of this responsibility allows work compliant with the City Code to advance during recess, when the Body is not conducting business in the context of Your regular meetings.

Attached for Your consideration You will find a resolution effectuating the delegation of Special District Review and action jointly to the Planning and Development Department and the City Planning Commission for Your summer recess 2015.

Respectfully submitted,



David D. Whitaker, Director, LPD
Marcell R. Todd, Jr., Director CPC

cc: Maurice Cox, Director, PDD
Arthur Jemison, Director, HRD,
David Bell, Director, BSEED
Melvin Hollowell, Corp. Counsel
Kim James, Law Dept.
Bruce Goldman, Law Dept.

Attachment

A RESOLUTION BY COUNCIL MEMBER _____ :

WHEREAS, the Detroit Zoning Ordinance requires that any permit application submitted to the Building and Safety Engineering and Environmental Department related to the Exterior design, location and appearance of work within a the Public Center (PC) District and the Public Center Adjacent/Restricted Central Business ((PCA) District must be reviewed by the City Planning Commission (CPC) and the Planning and Development Department (P&DD); and

WHEREAS, consistent with Sec. 61-3-182 of the Zoning Ordinance, the City Council approves by resolution, any such permit application subsequent to receipt of a report and recommendation from the Planning and Development Department and the City Planning Commission; and

WHEREAS, the Detroit City Council will be on recess July 25, 2016 through September 6, 2016; and

WHEREAS, time sensitive permit requests for work in these districts may be received by the City; and

WHEREAS, it is the desire of the Detroit City Council to facilitate such requests and not unnecessarily delay the issuance of building permits.

NOW THEREFORE BE IT RESOLVED, the Detroit City Council authorizes the Planning and Development Department and the City Planning Commission to jointly review, approve, approve with conditions or deny any permit applications for land zoned PC or PCA submitted between July 25, 2016 and September 6, 2016, and to do so in consultation with other City agencies as may be appropriate.



Lesley Carr Fairrow, Esq.
Chairperson
Lisa Whitmore Davis
Vice Chair/Secretary

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
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Frederick E. Russell, Jr.
Angy Webb
Roy Levy Williams

July 18, 2016

HONORABLE CITY COUNCIL

RE: Request of Mr. Garret Koehler d/b/a Not Community Fellowship, LLC to amend Article XVII, District Map No. 42 of Chapter 61 of the 1984 Detroit City Code, Zoning, by showing a B2 (Local Business and Residential District) zoning classification where an R2 (Two-Family Residential District) zoning classification currently exists on a parcel commonly identified as 2300 17th Street and the request of the City Planning Commission to amend Article XVII, District Map No. 42 of Chapter 61 of the 1984 Detroit City Code, Zoning, by showing a B2 zoning classification where an R2 and M2 zoning classification currently exists on 19 parcels generally bounded by Michigan Avenue to the north, 16th Street to the east, Rose Street to the south and 17th Street to the west. **(RECOMMEND APPROVAL)** ¹

NATURE OF REQUEST AND PROJECT PROPOSAL

The City Planning Commission (CPC) has received a request from Mr. Garret Koehler d/b/a Not Community Fellowship, LLC, petitioning the City of Detroit to amend Article XVII, District Map No. 42 of Chapter 61 of the 1984 Detroit City Code, Zoning, to show a B2 (Local Business and Residential District) zoning classification where an R2 (Two-Family Residential District) zoning classification currently exists on a parcel commonly identified as 2300 17th Street generally bounded by Michigan Avenue to the north, 16th Street to the east, Rose Street to the south and 17th Street to the west.

Additionally, the Detroit City Planning Commission, via its staff is requesting to amend Article XVII, District Map No. 42 of Chapter 61 of the 1984 Detroit City Code, Zoning, by showing a B2 zoning classification where an R2 and M2 zoning classification currently exists on 19 parcels identified as 2324, 2330, 2336, 2342, 2348, 2352, 2356, 2364 and 2530 17th Street, 2301, 2307, 2319, 2327, 2333, 2339, 2345, 2351, 2357 and 2363 and 16th Street, generally bounded by Michigan Avenue to the north, 16th Street to the east, Rose Street to the south and 17th Street to the west.

BACKGROUND

The petitioner, Not Community Fellowship, LLC is in possession of an executed land contract between themselves and Grace-to-Grace Christian Fellowship, a Michigan nonprofit corporation, demonstrating their controlling interest in the subject property. Additionally, the petitioner is currently entertaining options to purchase at least two adjacent properties on 17th Street.

Having consulted the Master Plan of Policies, which reflects a recommended future land use classification of “Mixed Residential/Commercial” for the subject properties, CPC staff conducted a site visit to determine the various types of development already established in the subject area. Given the commercial nature of the current developments in the area, CPC is co-petitioner with the petitioner to rezone the greater area bounded by Michigan Avenue to the north, 16th Street to the east, Rose Street to the south and 17th Street to the west with the expressed desire to bring the subject area into conformance with the Master Plan by down zoning the M2 frontage of 16th Street to B2. Additionally, the intensification in zoning from R2 to B2 on the eastern frontage of 17th Street further brings the area into conformance with the stated purposes of the Zoning Ordinance by embracing the existing conditions as well as the changing nature of the immediate area, i.e., the present religious and residential uses being converted into more of a mixed use characteristic.

Of the 20 parcels being considered for rezoning from R2 and M2, respectively, to B2 four (4) are currently in the City of Detroit’s inventory as commercial held land. There are approximately four (4) other property owners who would be directly affected by the proposed rezoning aside from the petitioner. All property tax payers of record have been notified via mail of the proposed rezoning and have had the opportunity to submit their comments.

SURROUNDING LAND USE AND ZONING

The zoning classification and land uses surrounding the subject area are as follows:

North: B4; developed as Two James Spirits Distillery located at 2415 Michigan Avenue.

East: R2; developed as Roosevelt Park.

South: R2; undeveloped as City of Detroit Department of Recreation green space.

West: TM; developed as single-family residential and a community dog park.

ANALYSIS

Section 61-3-80 of the Detroit Zoning Ordinance lists eight criteria that must be considered in making recommendations and decisions on rezoning requests.

The current zoning classification of R2 along 17th Street does not allow for a “recording studio.” The proposed zoning of B2 does allow for a “recording studio” along with 48 other civic, institutional, retail, service, commercial and other uses on a by-right basis.

The following analysis details how the proposed rezoning either meets or fails to meet the eight approval criteria which must be considered in making recommendations and decisions on rezoning requests.

- (1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;

The subject area has undergone a significant transformation over the past several decades, resulting in a decline in population and disinvestment in the community. Within the past few years, new investments have been made in the Corktown area, which has brought new residents and new industries to the community. The proposed rezoning brings the subject properties into closer alignment with the Master Plan of Policies.

- (2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;

As indicated by the Planning and Development Department, the subject rezoning is in conformance with the Master Plan of Policies and would be supportive of the future recommended land use of Mixed Residential/Commercial.

- (3) Whether the proposed amendment will protect the health, safety, and general welfare of the public;

One of the key cannons of zoning is to protect the health, safety, and general welfare of the public. The proposed rezoning will allow for mixed use development in the subject area, which may result in an increase of residents and businesses, which is a key factor in deterring crime. By intensifying the zoning along 17th Street to B2 from R2, the aforementioned goal may be achieved. Arguably, the proposed reduction of intensity along 16th Street could achieve the same goal, resulting in a more populated thriving corridor.

- (4) Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;

The physical characteristics of the subject property will not change as a result of the proposed rezoning. There are already established utility and service lines in the area of the subject property. Considering that the subject area was once more densely populated, the anticipated increase in population from residents and businesses, should not place any undue strain on the current services or utilities.

- (5) Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management;

As previously mentioned, the physical characteristics of the subject property will not change as a result of the proposed rezoning. There are no foreseeable impacts to any of the aforementioned environmental aspects.

- (6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;

As stated in this report, the primary petitioner is in the process of executing a long term lease with adjacent property owners and is exercising the option to purchase other properties in the area. The petitioner's intent is to create a vibrant mixed-use arts community in the Corktown neighborhood, capitalizing off of efforts already underway by different community stakeholders.

- (7) The suitability of the subject property for the existing zoning classification and proposed zoning classification; and

As noted previously, the existing R2 zoning classification along 17th Street is not conducive to the proposed use of a "recording studio." In providing the recommendation for a B2 zoning classification the CPC evaluated all zoning classifications and determined that the B2 zoning classification would allow for the proposed use, with the least amount of impact on the adjacent land uses.

(8) Whether the proposed rezoning will create an illegal “spot zone.”

In addition to the CPC co-petitioning to bring the balance of the subject properties into closer compliance with the Master Plan of Policies, the determination was also to avoid the potential of an illegal “spot zone.” Had the CPC not co-petitioned the prospect of a lone parcel at the intersection of 17th Street and Roses Street would have likely resulting in a recommendation of denial.

Suitability of the Property

One of the aforementioned criteria for rezonings states, “The suitability of the subject property for the existing zoning classification and proposed zoning classification.” Zoning Map No. 42 generally shows a mix of R2, B4, M2 and M4 zoning on the north, south, east and west for several blocks of the subject property. This section of the Corktown subsector is primarily developed with residential and commercial complexes with a variety of uses.

In general, CPC would look favorably on the rezoning of the subject parcels to accommodate the establishment of a recording studio which would bring a previously vacant building online as well as allow the future establishment of mixed use development, which may lead to increased population, employment and tax revenue for the city.

Land Use

CPC is of the opinion that a B2 (Local Business and Residential District) zoning classification is an appropriate designation consistent with the characteristics of the adjacent properties, which will allow for the establishment of a recording studio on a conditional basis and bring the greater area into conformance with the Master Plan of Policies.

Significant Impact on Other Property

The Commission is of the opinion that the rezoning of this property would add to the stability of the surrounding community by allowing the continuation of a viable business which has served as a stabilizing element along this secondary corridor. The current operation presently provides full-time employment opportunities for two residents in the area.

CITY PLANNING COMMISSION PUBLIC HEARING

On October 15, 2015, the City Planning Commission held a public hearing on the subject rezoning request. No members of the public were present to speak in support or opposition to the requests. The Commissioners did inquire if staff initiated in-depth conversations with the adjacent property owners who would be directly affected by the proposed rezoning from R2 and M2 respectively to B2. Staff indicated that efforts would be made to hold those conversation with the intention of addressing any and all concerns expressed by effected land owners.

Additionally, Mr. Bruce Evans, formerly of the Planning and Development Department staff was present and stated that the proposed rezoning was in conformance with the Master Plan’s future land use classification of Mixed Residential/Commercial rather than the Low-Medium Density Residential classification identified in staff’s October 1, 2015 report.

On Friday, October 16, 2015, staff did have a conversation with partners of Two James Spirits distillery and tasting room, providing them with a complete and detailed list of all land uses permitted in the current M2 and proposed B2 zoning classification. No objections were raised, and a letter of support was submitted by the proprietors of that establishment.

MASTER PLAN CONFORMANCE

The subject site is located within the Corktown area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Mixed Residential/Commercial for the subject property. The Planning and Development Department (P&DD) has submitted a letter stating the proposed rezoning's consistency with the City's Master Plan.

RECOMMENDATION

On October 29, 2015 the City Planning Commission voted to recommend approval of the request of Mr. Garret Koehler d/b/a Not Community Fellowship, LLC, to amend District Map No. 42 of Chapter 61 of the 1984 Detroit City Code, Zoning, to show a B2 (Local Business and Residential District) zoning classification where an R2 (Two-Family Residential District) zoning classification currently exists on a parcel commonly identified as 2300 17th Street generally bounded by Michigan Avenue to the north, 16th Street to the east, Rose Street to the south and 17th Street to the west. Additionally, the CPC voted to recommend approval of the request of the City Planning Commission via its staff to amend Article XVII, District Map No. 42 of Chapter 61 of the 1984 Detroit City Code, Zoning, by showing a B2 zoning classification where an R2 and M2 zoning classification currently exists on 19 parcels generally bounded by Michigan Avenue to the north, 16th Street to the east, Rose Street to the south and 17th Street to the west. The ordinance effectuating the map amendment has been reviewed and approved as to form by the Law Department and is attached for your consideration.

Respectfully submitted,

LESLEY CARR FAIRROW, Esq.,
CHAIRPERSON



David D. Whitaker, LPD, Director
George A. Etheridge, Staff

Attachments:

- Rezoning ordinance
- District Map No. 42
- CPC hearing notice

SUMMARY

This ordinance amends Chapter 61 of the 1984 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 42 to show a B2 (Local Business and Residential District) zoning classification where R2 (Two-Family Residential District) and M2 (Restricted Industrial District) zoning classifications are currently shown on twenty parcels commonly identified as 2301 16th Street, 2307 16th Street, 2319 16th Street, 2327 16th Street, 2333 16th Street, 2339 16th Street, 2345 16th Street, 2351 16th Street, 2357 16th Street, 2363 16th Street, 2300 17th Street, 2324 17th Street, 2330 17th Street, 2336 17th Street, 2342 17th Street, 2348 17th Street, 2352 17th Street, 2356 17th Street, 2364 17th Street, 2530 and 17th Street, being the parcels located south of the east-west alley located south of Michigan Avenue to the north, 16th Street to the east, Rose Street to the south and 17th Street to the west.

1 BY COUNCIL MEMBER _____:

2 AN ORDINANCE to amend Chapter 61 of the 1984 Detroit City Code, 'Zoning,'
3 commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map
4 No. 42, to show a B2 (Local Business and Residential District) zoning classification where an R2
5 (Two-Family Residential District) and M2 (Restricted Industrial District) zoning classifications
6 are currently shown on twenty parcels commonly identified as 2301 16th Street, 2307 16th Street,
7 2319 16th Street, 2327 16th Street, 2333 16th Street, 2339 16th Street, 2345 16th Street, 2351 16th
8 Street, 2357 16th Street, 2363 16th Street, 2300 17th Street, 2324 17th Street, 2330 17th Street,
9 2336 17th Street, 2342 17th Street, 2348 17th Street, 2352 17th Street, 2356 17th Street, 2364 17th
10 Street, and 2530 17th Street, being the parcels located south of the east-west alley located south
11 of Michigan Avenue to the north, 16th Street to the east, Rose Street to the south and 17th Street
12 to the west. **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**

13 **THAT:**

14 **Section 1.** Article XVII, Chapter 61 of the 1984 Detroit City Code, 'Zoning,' commonly
15 known as the Detroit Zoning Ordinance, is amended as follows:

16 District Map No. 42 is amended to show a B2 (Local Business and Residential District)
17 zoning classification where an R2 (Two-Family Residential District) and M2 (Restricted
18 Industrial District) zoning classifications are currently shown on 20 parcels commonly identified
19 as 2301 16th Street, 2307 16th Street, 2319 16th Street, 2327 16th Street, 2333 16th Street, 2339
20 16th Street, 2345 16th Street, 2351 16th Street, 2357 16th Street, 2363 16th Street, 2300 17th Street,
21 2324 17th Street, 2330 17th Street, 2336 17th Street, 2342 17th Street, 2348 17th Street, 2352 17th
22 Street, 2356 17th Street, 2364 17th Street, and 2530 17th Street, being the parcels located south of

1 the east-west alley located south of Michigan Avenue to the north, 16th Street to the east, Rose
2 Street to the south and 17th Street to the west, identified more specifically as:

3 Land in the City of Detroit, Wayne County, Michigan, being the parcels
4 located south of the east-west alley located south of Michigan Avenue to the
5 north, 16th Street to the east, Rose Street to the south and 17th Street to the west,
6 consisting of 20 parcels.

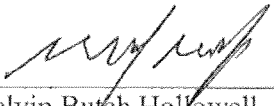
7
8 Commonly known as 2301 16th Street, Tax Parcel 10006496.; 2307 16th Street,
9 Tax Parcel 10006495.; 2319 16th Street, Tax Parcel 10006494.; 2327 16th Street,
10 Tax Parcel 10006493.; 2333 16th Street, Tax Parcel 10006492.; 2339 16th Street,
11 Tax Parcel 10006491.; 2345 16th Street, Tax Parcel 10006490.; 2351 16th Street,
12 Tax Parcel 10006489.002L; 2357 16th Street, Tax Parcel 10006489.001; and 2363
13 16th Street, Tax Parcel 10006488.; 2300 17th Street, Tax Parcel 10006601.001;
14 2324 17th Street, Tax Parcel 10006601.002L; 2330 17th Street, Tax Parcel
15 10006602.; 2336 17th Street, Tax Parcel 10006603.; 2342 17th Street, Tax Parcel
16 10006604.; 2348 17th Street, Tax Parcel 10006605.; 2352 17th Street, Tax Parcel
17 10006606.; 2356 17th Street, Tax Parcel 10006607.; 2364 17th Street, Tax Parcel
18 10006608.; and 2530 17th Street, Tax Parcel 10006609-24.

19
20 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance
21 are repealed.

22 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
23 health, safety, and welfare of the people of the City of Detroit.

1 **Section 4.** This ordinance shall become effective on the eighth day after publication in
2 accordance with MCL 125.3401(6) and Section 4-118, paragraph 3, of the 2012 Detroit City
3 Charter.

Approved as to form:



Melvin Butch Hollowell
Corporation Counsel

Lesley Carr Fairrow, Esq.
Chairperson
Lisa Whitmore Davis
Vice Chair/Secretary



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

David Esparza, AIA, LEED
Alton James
Daniel Klinkert
Frederick E. Russell, Jr.
Angy Webb
Roy Levy Williams

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226, on

THURSDAY, OCTOBER 15, 2015 AT 4:55 PM

to consider the request of Mr. Garret Koehler d/b/a Not Community Fellowship, LLC to amend Chapter 61, Article XVII, District Map No. 42 of the 1984 Detroit City Code, Zoning by showing an B2 (Local Business and Residential District) zoning classification where an R2 (Two-Family Residential District) zoning classification currently exist on a parcel commonly identified as 2300 17th Street on the east side of 17th Street between Michigan Avenue and Rose Street. The location of the proposed rezoning is specifically indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested to allow for the establishment of a recording studio on the parcel identified at 2300 17th Street, which is permitted on a conditional basis in the B2 district zoning classification.

In addition, the City of Detroit City Planning Commission (CPC) is requesting to amend Chapter 61, Article XVII, District Map No. 42 of the 1984 Detroit City Code, Zoning to show a B2 (Local Business and Residential District) where an R2 (Two-Family Residential District) and M2 (Restrict Industrial District) zoning classification are currently shown for the properties generally located on the east side of 17th Street between Michigan Avenue to the north and Rose Street on the south, in addition to the west side of 16th Street between Michigan Avenue to the north and Rose Street to the south consisting of 19 parcels identified as **2324-2530 17th Street and 2301-2357 16th Street.**

The co-petitioner (CPC) is seeking this action in order to bring this area into conformance with the Master Plan of Policies and the stated purposes of the Zoning Ordinance. The subject properties are shown as the shaded area on the accompanying map.

The pertinent zoning district classifications are described as follows:

R2 – Two-Family Residential District

The district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

B2 – Local Business and Residential District

The B2 Local Business and Residential District provides for the day-to-day consumer goods and services required to serve a small residential area. High-traffic generating and traffic-oriented uses are restricted because of their obvious undesirable influence on adjacent residential areas.

M2 – Restricted Industrial District

This district is designed for a wide range of industrial and related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a buffer between residential districts and intensive industrial districts. New residential construction is excluded from this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are both to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

A Zoning Ordinance map amendment requires approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Division 3 of Chapter 61 of the 1984 Detroit City Code, the Detroit Zoning Ordinance.

You may present your views on this proposal by attending this hearing, by authorizing others to represent you, or by writing to this office prior to the hearing; 2 Woodward Avenue, Room 208, Detroit, Michigan 48226 (FAX: 313-224-4336). Because it is possible that some who are affected by this proposal may not have been notified, it is suggested that you kindly inform your neighbors so that they too may express their positions if they so desire.

An interpreter for the hearing impaired will be present at the meeting if requested at least 48 hours in advance. To request that an interpreter for the hearing impaired be present at the meeting, please call (313) 224-4946.

For further information on this proposal or the public hearing, please call (313) 224-6225.



Proposed Rezoning from
R2 and M2 to B2