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**City of Detroit**  
**CITY PLANNING COMMISSION**  
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November 15, 2018

**HONORABLE PLANNING AND ECONOMIC DEVELOPMENT STANDING  
COMMITTEE**

**RE:** Request of the Downtown Development Authority in conjunction with Olympia Development of Michigan to amend Article XVII, District Map No. 3 of Chapter 61 of the 1984 Detroit City Code, Zoning and the provisions of the existing PD (Planning Development) zoning district established by Ordinance 10-15 on land bounded by Woodward Ave. on the east, the south side of Henry St. on the south, Clifford Ave. and Cass Ave. on the west and Sproat St. on the North; and to rezone a portion of the remaining B4 (General Commercial) zoned land along the east side of Cass Ave. between Sproat St. and Henry St., and, as well as the to-be-vacated Henry Street right-of-way, to PD. **(REQUESTING 5<sup>th</sup> EXTENSION OF REVIEW PERIOD)**

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

The Zoning Ordinance specifies in Sec. 61-3-17, "Where a petition for a proposed Zoning Ordinance text or map amendment is not voted upon by the City Council within one hundred twenty (120) days of the time of receipt of the City Planning Commission's report, it shall be deemed to have been denied, unless extended by the City Council."

The original 120-day review period for this matter was to expire in October of 2017. Subsequently, however, three extensions have been authorized with the most recent, of 120 days, being granted on July 31, 2018. On Wednesday, November 28, 2018 that extension will expire at day's end.

CPC is pleased to report that a revised petition #1388 requesting the right-of-way adjustments on and around the arena site has been submitted to the City Clerk by Giffels Webster on behalf the Downtown Development Authority and Olympia Development of Michigan. This revised petition, if acceptable to DPD and DWSD, should relieve blockage to completing the vacation of Henry and the other streets thus allowing the necessary sequence of events to proceed in order to facilitate the long-held PD rezoning and modification. Consequently, the CPC requests another 120-day extension of the review period to avoid having to re-start the ordinance revision process over again at the Planning Commission. A resolution to that effect is attached for Your consideration. The requested extension, if granted, will expire by the close of the day Wednesday, March 28, 2019.

Respectfully submitted,

A handwritten signature in cursive script that reads "Marcell R. Todd, Jr.".

Marcell R. Todd, Jr., Director

Attachment

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

**A RESOLUTION BY COUNCIL MEMBER \_\_\_\_\_ :**

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

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

**WHEREAS**, the Detroit Zoning Ordinance specifies in Sec. 61-3-17 that “Where a petition for a proposed Zoning Ordinance text or map amendment is not voted upon by the City Council within one hundred twenty (120) days of the time of receipt of the City Planning Commission’s report, it shall be deemed to have been denied, unless extended by resolution of the City Council;” and

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

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

**RESOLVED**, the Detroit City Council hereby extends the period of review for the City Planning Commission report and recommendation regarding the requested Zoning Ordinance amendment for an additional 120 days, to expire at the close of the day on March 28, 2019.