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September 21, 2020

**HONORABLE CITY COUNCIL**

**RE: Fourth extension of review period for Zoning Ordinance text amendment—Short Term Rentals**

As provided in Sec. 50-3-48 of the 2019 Detroit City Code, where a proposed text amendment is not acted upon by the City Council within one hundred twenty (120) days of the date of receipt of the City Planning Commission's report, it shall be deemed to have been denied, unless extended by the City Council.

The City Planning Commission's report and recommendation to approve the Zoning Ordinance text amendment relative to the repeal of the "home occupation" prohibition of short term rentals was taken up by Your Honorable Body on June 25, 2019. The original 120-day review period was scheduled to expire on October 23, 2019. On October 22, 2019, Your Honorable Body passed a resolution to extend the review period an additional 120 days until February 20, 2020. Subsequently, a second extension of the review period was approved until June 19, 2020. A further extension of the review period was approved until October 17, 2020.

Council's deliberations concerning the non-zoning provisions in the City Code relative to short term rentals are continuing and it would be appropriate to act on the Zoning Ordinance amendment for short term rentals at the same time as the Chapter 8 non-zoning ordinance. A fourth extension of the review period for the Zoning text amendment can be authorized by a vote on the attached resolution to further continue the review period until February 14, 2021.

Respectfully submitted,



Marcell R. Todd, Jr., Director  
M. Rory Bolger, Staff

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

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

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

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

WHEREAS, The Detroit Zoning Ordinance provides in Sec. 50-3-48 of the 2019 Detroit City Code that where a petition for a proposed text amendment is not acted upon by the City Council within one hundred twenty (120) days of the date of receipt of the City Planning Commission’s report, it shall be deemed to have been denied, unless extended by the City Council; and

WHEREAS, The original 120-day review was set to expire on October 23, 2019; and

WHEREAS, City Council acted on October 22, 2019 to extend the review period for an additional 120 days until February 20, 2020 and then subsequently to extend the review period until June 19, 2020 and then further extended the review period until October 17, 2020; and

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

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

RESOLVED, That the Detroit City Council hereby further extends the review period of the proposed text amendment to repeal the “home occupation” prohibition of short term rentals for an additional 120 days until February 14, 2021.