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**TO:** City Planning Commission

**FROM:** M. Rory Bolger, Staff

**RE:** **Lapsed PDs (Status Report)**

**DATE:** December 29, 2022

At the regular meeting of the City Planning Commission (CPC) on December 1, 2022, staff was directed to take the following steps related to the "PD (Planned Development) Project":

- Revisit the twelve sites identified as lapsed PDs at the December 1st meeting; *Staff has begun revisitation of the twelve sites to confirm that no further progress is evidenced on the projects envisioned by the PDs since the site visits and photo documentation of Summer 2020.*
- Identify and contact taxpayers of record; *All taxpayers of record have been identified and notification by mail has begun.*
- Confer with the Administration on recent permits issued and anticipated future developments; *An initial meeting with staff of the Planning and Development Department was held on December 15 to review the Master Plan and determine the appropriate rezoning classifications for two sites on Map 44 in Southwest Detroit; additional meetings will be scheduled to determine the appropriate rezoning classifications of the remaining lapsed PDs.*
- Schedule CPC public hearings for rezoning or PD modifications as appropriate during 2023; *Following verbal contact with the Salvation Army's local representative, notice of a rezoning hearing for their property in Southwest Detroit (Map 44) has been prepared for the January 19<sup>th</sup> meeting of the CPC.*

Attached for the Commission's consideration is a resolution affirming the lapse of authorization of the Planned Development for the Salvation Army's unrealized 2010 project on the block bounded by Selden Avenue on the north, 18<sup>th</sup> Street on the east, Magnolia Avenue on the south, and Humboldt Avenue on the west. As site visits are concluded and further contact with property owners is established, staff will present similar resolutions at forthcoming meetings.

## **A RESOLUTION BY THE DETROIT CITY PLANNING COMMISSION**

WHEREAS, the Michigan Zoning Enabling Act authorizes municipalities to establish planned unit developments pursuant to provisions in their Zoning ordinance to permit flexibility in the regulation of land development and to encourage innovation in land use and variety in design, layout, and type of structures constructed among other goals; and

WHEREAS, the City of Detroit zoning maps show more than 400 locations that are currently zoned PD (Planned Development); and

WHEREAS, locations zoned as PD are meant to be developed according to an adopted plan within a limited timeframe; and

WHEREAS, the City Planning Commission has found numerous of the PD locations to have never been realized or to have lacked a specific development plan altogether; and

WHEREAS, Sec. 50-3-98 of the 2019 Detroit City Code specifies that the authorization for a planned development shall lapse and be of no further effect upon its abandonment or three years from the effective date of approval where the project has not been completed or upon expiration of any extension of time that has been granted by the City Planning Commission; and

WHEREAS, Sec. 50-3-98 further provides that upon lapse of authorization of a planned development, the City Council shall act to rezone the subject property to its previous zoning classification or to another zoning district classification as deemed appropriate; and

WHEREAS, the land bounded by Selden Avenue on the north, Eighteenth Street on the east, Magnolia Avenue on the south and Humboldt Avenue on the west was rezoned at the request of the Salvation Army from R2 (Two-Family Residential) to PD (Planned Development) by Ordinance No. 16-10, effective July 7, 2010; and

WHEREAS, the envisioned planned development has not been realized; NOW THEREFORE BE IT

RESOLVED, the City Planning Commission finds the authorization for the PD established by Ordinance No. 16-10 to have lapsed and that the subject property to be ripe for rezoning to an appropriate zoning district classification.