



CITY OF DETROIT STAFF REPORT LEGISLATIVE AMENDMENT

Planning File No. LA-26-001

March 18th, 2026

I. NATURE OF APPLICATION

The application is for legislative amendments to the Detroit Development Code. The purpose of these amendments is to remove language which has sunset from the DDC, allow the continued placement of storage buildings on vacant residential lots, prohibit recreational vehicles (RVs) as an accessory to commercial uses in the Detroit Avenue Corridor Overlay District, provide additional clarity on RV and boat storage in residential zones, and codify the rules and regulations surrounding the use of shipping containers.

II. LEGISLATIVE AMENDMENT

The applicant's proposal will be evaluated per the Detroit Development Code, referred to as the DDC, Chapters 4.1 – "Types of Applications and Review Procedures" and 4.7 – "Land Use Zoning Map and Text Amendments", and shall be processed as Type IV application by the Detroit Planning Commission and by the Detroit City Council.

III. FINDINGS OF FACT

City Staff, after careful consideration of the evidence in the file, Presents the following findings of fact:

A. GENERAL FACTS

1. The applicant is the City of Detroit, and the application has been prepared by Contract Land Use Planner, Liam F. Bean.
2. The proposed text amendments incorporate changes requested by the Detroit City Council and Detroit Planning Commission during two public work sessions.
3. The proposed text of the amendments is included with this document as Attachment 1.

B. PUBLIC COMMENTS

The City of Detroit published a notice of this hearing in the paper of general circulation per DDC 4.1.6.D.1.b. The City of Detroit mailed a notice at least 20 days before but nor more than 40 days before the first evidentiary hearing to each property owner whose property would be rezoned to implement the proposed code amendments per DDC 4.1.6.D.1.a.

No comments have been received prior to the publication of this staff report.

C. APPLICABLE CRITERIA

The approval criteria for a legislative amendment to the development code can be found in DDC 4.1.6 – “Type IV Procedures (Legislative)”. Criteria are reviewed in following order: a) DDC 4.1.6.G – “Decision-Making Consideration.”

a. Section DDC 4.1.6.G- “Decision-Making Consideration”

1. 4.1.6.G.1

“The Statewide Planning Goals and Guidelines adopted under Oregon Revised Statutes Chapter 197 (for comprehensive plan amendments only);”

Finding:

The application is not for a comprehensive plan or map amendment. As a result staff find that these criteria do not apply to the requested amendments.

2. 4.1.6.G.2

“Comments from any applicable federal or state agencies regarding applicable statutes or regulations;”

Finding:

At the time of the publication of this staff report no comments have been received from any applicable federal or state agencies regarding applicable statutes.

3. 4.1.6.G.3

“Any applicable intergovernmental agreements; and”

Finding:

The proposed amendments are expected to have no impact on intergovernmental agreements.

4. 4.1.6.G.4

“Any applicable comprehensive plan policies and provisions of this Code that implement the comprehensive plan. Compliance with Chapter 4.7 shall be required for Comprehensive Plan Amendments, and Land Use Zone Map and Text Amendments.”

Finding:

Chapter 4.7 contains no approval criteria to be evaluated for legislative text amendments. Staff find that this criterion is met.

There are several goals and policies of the comprehensive plan which may be applicable to this application. Staff have listed the applicable policies and goals and prepared findings for each goal below:

Applicable Goals

Residential Goal: *"To assure the residents the opportunity for a safe, healthy and pleasant environment in which to live."*

Finding:

The proposed amendments (Attachment 1) include residential design standards governing the location and design of storage structures on undeveloped residential lots and the storage of recreational vehicles, boats, and trailers.

The proposed standards include screening requirements for stored recreational vehicles which will reduce the visual fatigue resulting from the storage of heavy equipment in residential districts. The standards for storage structures located on undeveloped lots will ensure that those structures blend in with surrounding residences.

The addition of these standards to the DDC will help to encourage that residential districts remain a healthy and pleasant environment in which to live.

Commercial Goal: *"To maintain existing and encourage new commercial development."*

Finding:

The proposed amendments to the DDC (Attachment 1) will prohibit the use of recreational vehicles for human habitation in the Detroit Avenue Corridor. The Detroit Avenue Corridor is intended to be the central business district for the City of Detroit, in order to attract and maintain commercial development it is imperative that the maximum amount of space be preserved in the Detroit Avenue Corridor for traditional commercial uses. Recreational vehicles placed on properties with an approved commercial use to be used as employee or owner operator housing will still be permitted outside of the Corridor.

The restriction of these recreational vehicles will encourage new commercial development.

Goals Housing: *"To ensure that all residents of the community have the opportunity to acquire safe and sanitary housing at reasonable cost."*

Finding:

The proposed amendments to the DDC (Attachment 1) are not expected to impact the ability of Detroit residents to acquire safe and sanitary housing.

Applicable Policies

Commercial Policy 1: *“Establish a cooperative effort with the City and business people to promote structural and visual enhancement of the business center.”*

Finding:

The proposed amendments to the DDC (Attachment 1) will prohibit the use of recreational vehicles for human habitation in the Detroit Avenue Corridor. The prohibition of recreational vehicles within this area will promote a consistent aesthetic for the business center of Detroit. As a result the proposed amendments promote visual enhancement of the business center.

IV. CONCLUSION

Based on the facts above, City of Detroit Staff conclude, that upon inclusion of several conditions of approval, the application meets each element of every criterion necessary for approval as set forth in DDC 4.1.6 – “Type IV Procedures (Legislative)”.

V. RECOMMENDATION

Based on the Findings and Conclusions above, City of Detroit Staff recommend the planning commission move to prepare an order recommending the City Council approve the proposed amendments without modification or with minor modification.

VI. ATTACHMENTS

1. Annotated Code Amendments

VII. SAMPLE MOTIONS

Recommended Motion: Option 1 – “Motion to recommend approval” or Option 3 – “Motion to recommend approval with changes”

1. **Motion to recommend approval** – *“I move the Planning Commission adopt the staff report and findings of fact and direct staff to prepare a Planning Commission Order recommending the Detroit City Council approve the proposed amendments to the Detroit Development Code, locally referred to as file no. LA-26-001.”*
2. **Motion to recommend denial** – *“I move the Planning Commission direct staff to prepare a Planning Commission Order recommending the Detroit City Council deny the proposed amendments to the Detroit Development Code, locally referred to as file no. LA-26-001, for the following reasons.... (state reason for recommendation)”*

3. **Motion to recommend approval with changes** - *I move the Planning Commission adopt the staff report and findings of fact and direct staff to prepare a Planning Commission Order recommending the Detroit City Council approve the proposed amendments to the Detroit Development Code, locally referred to as file no. LA-26-001 with the following changes....(state specific changes)"*
4. **Motion to continue the hearing** - *"I move to continue this hearing of planning file no. LA-26-001 at a Planning Commission meeting to be held on ...(specific date and time)... to obtain additional information about ...(specific concern which additional information shall address).*