

City of Detroit

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

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
Lisa Whitmore Davis
Damion Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

September 25, 2019

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for construction of a new two-family flat located at 1548 Ash Avenue in the North Corktown Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the construction of a new two-family flat located at 1548 Ash Avenue. This application correspond to a qualified site which will accommodate a newly constructed two-family flat. The project consists of new construction and associated costs inclusive of a survey, site preparation, architectural and engineering design, and permits. CPC staff has reviewed the applications and recommends approval.

The subject property has been confirmed as being within the boundaries of the North Corktown NEZ which was established by a vote of Council on August 28, 2019, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated cost of new construction for 1548 Ash Avenue is \$785,690. The applicant is seeking a 15 year tax abatement. The NEZ certificate application appears to have been submitted prior to the issuance of any applicable building permits.

Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC
George A. Etheridge, City Planner, LPD

cc: Janice Winfrey, City Clerk