

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
Damion Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb
Henry Williams

July 14, 2020

HONORABLE CITY COUNCIL


RE: Neighborhood Enterprise Zone Certificate Application for the new construction of a single-family residential building located at 55 Mt. Vernon Avenue in the Marwood Development Neighborhood Enterprise Zone area. (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received one application requesting a Neighborhood Enterprise Zone (NEZ) certificate forwarded from the office of the City Clerk for the new construction of a single-family residential building located at 55 Mt. Vernon Avenue. This application corresponds to a qualified site which will accommodate the new construction of the proposed single-family residential building. The proposed project will consist of the construction of a new 1,664 sq ft single-family residence. It is anticipated that the residence will be a two story, 3-bedroom and 2.5 baths home. The owner will be utilizing an off-site manufacturing facility to construct the home; however they will be conducting custom finishes to the home to increase its desirability and function. Work is expected to start in upon Council's approval. The owner indicated in their application that they only need to build the foundation and then the pre-manufactured home will arrive 95% completed. The project should be completed by the fourth quarter of 2020.

The subject property has been confirmed as being within the boundaries of the Marwood Development NEZ which was established by a vote of Council on November 20, 2018, and should be eligible for NEZ certificates under State Act 147 of 1992 as currently written. The anticipated construction cost for the project is approximately \$168,000.00. 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