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September 27, 2022

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the construction of a new single-family house at 3013 Cochrane in the North Corktown Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Clerk forwarded to the City Planning Commission (CPC) an application requesting a Neighborhood Enterprise Zone (NEZ) certificate for the construction of a single-family house at 3013 Cochrane.

The petitioner is Breck Crandell, a local architect. The property is located on the west side of Cochrane Street between Elm and Butternut Streets in the North Corktown area. The site is a small vacant lot measuring 30 feet by 100 feet. Mr. Crandell is proposing to build a single-family house for his family containing 1,500 square feet including three bedrooms and two baths with a detached single car garage. The estimated project cost is \$350,000.

The subject property has been confirmed as being within the boundaries of the North Corktown NEZ, which was established by City Council on April 15, 2003 and should be eligible for NEZ certificate under the State NEZ Act (Act 147 of 1992) as currently written. It appears the NEZ certificate application has been submitted prior to the issuance of applicable building permits – the NEZ Act (Act 147 of 1992) states the applications must be filed before a building permit is issued. The petitioner submitted the NEZ certificate application dated September 12, 2022, to the City Clerk.

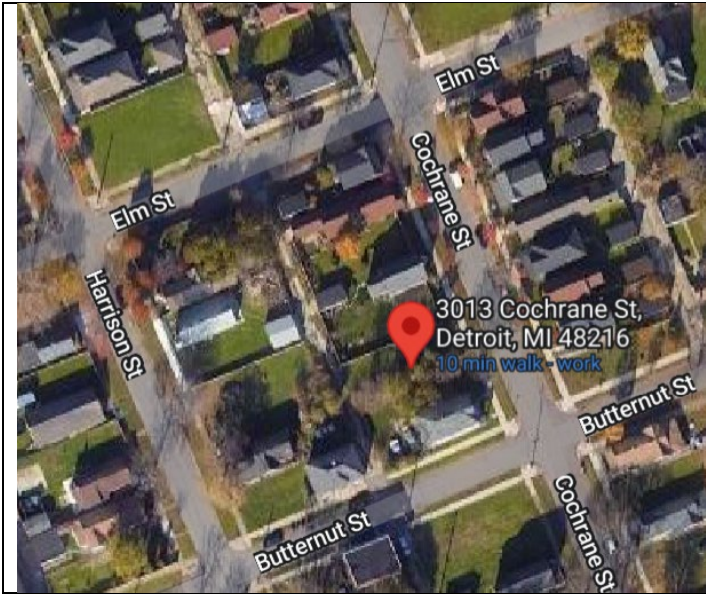
CPC staff has reviewed the application and recommends approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, AICP, Planner

cc: Angela Jones, City Clerk



Resolution

By Council Member _____

WHEREAS, Michigan Public Act 147 of 1992 allows the local legislative body to establish Neighborhood Enterprise Zones for the purpose of providing exemption from ad valorem property taxes, and the imposition of specific tax in lieu of ad valorem taxes; and

WHEREAS, The Detroit City Council has established a Neighborhood Enterprise Zone for the following area, in the manner required by and pursuant to Public Act 147 of 1992.

NOW, THEREFORE, BE IT RESOLVED, That the Detroit City Council approves the submission of the application to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificate if the application was filed not more than 6 months after the date of the issuance of a building permit for the facility.

BE IT FINALLY RESOLVED, That the Detroit City Council approve the following for receipt of a Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
North Corktown	3013 Cochrane	07-0874