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October 12, 2022

**HONORABLE CITY COUNCIL**

**RE: Neighborhood Enterprise Zone Certificate Applications for the new construction of 16 condominium units located at 2845, 2855, and 2865 John R in the Crosswinds (Woodward Place) Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received sixteen applications requesting Neighborhood Enterprise Zone (NEZ) certificates for new construction of 16 condominium units at 2845, 2855, and 2865 John R.

The developer for the project is 112 Edmund Place Associates LLC. This LLC consists of Robertson Brothers Homes (based out of metro Detroit since 1945) partnering with Terranovus Development. The vacant property was acquired from the City and includes a brownfield plan adopted by City Council in 2021.

The property is located at the southwest corner of Edmund Place and John R in the Brush Park area. The site is located within Council District 4. Included in this report are a map, site plan, and rendering of the proposal. The request is for a 15-year abatement to create 16 for-sale condo units. The request is to construct the following:

- 4 new attached flats (units 1-4)
  - 1-story units located on the first floor
  - Unit 1 and 4: about 800 square feet
  - Unit 2 and 3: about 1,400 square feet
- 12 new attached townhome units (units 5-16)
  - 2-story units on the 2<sup>nd</sup> & 3<sup>rd</sup> floors
  - About 1,600 square feet

There are 16 parking spaces on the first floor rear of the building. The estimated cost per unit is \$165,205.

It appears the NEZ certificate applications have 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 NEZ certificate application dated August 4, 2022, to the City Clerk's office.

The subject property has been confirmed as being within the boundaries of the Crosswinds (Woodward Place) NEZ which was established by a vote of City Council in July 1996. CPC staff has reviewed the applications and recommends approval. A resolution is attached for Your consideration. Please contact our office should you have any questions.

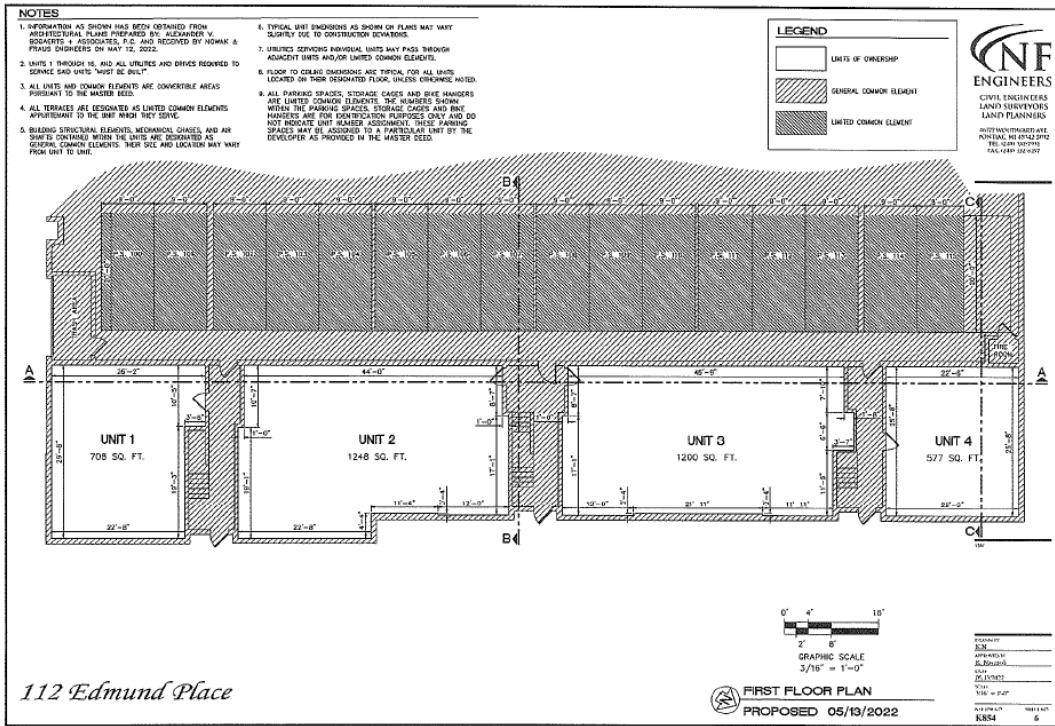
Respectfully submitted,

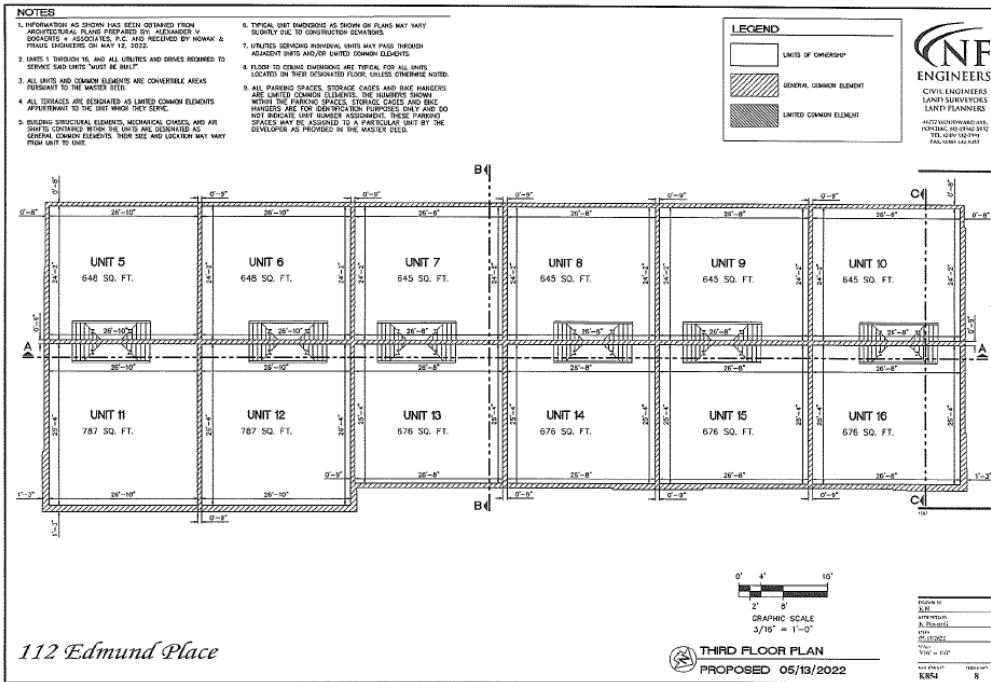
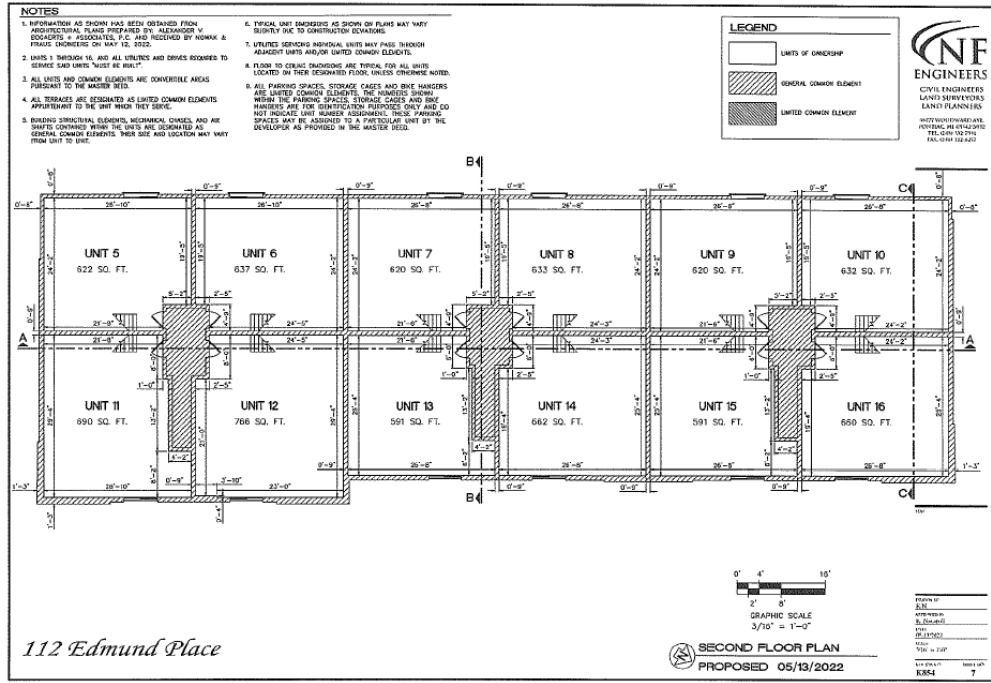


Marcell R. Todd, Jr., Director CPC  
Christopher J. Gulock, AICP, Planner

cc: Janice Winfrey, City Clerk  
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 applications to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificate if the applications were 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>
Crosswinds (Woodward Place)	2845 John R (Unit 1: 101)	07-0840
Crosswinds (Woodward Place)	2855 John R (Unit 2: 102)	07-0841
Crosswinds (Woodward Place)	2855 John R (Unit 3: 103)	07-0842
Crosswinds (Woodward Place)	2865 John R (Unit 4: 104)	07-0843
Crosswinds (Woodward Place)	2845 John R (Unit 5: 201)	07-0844
Crosswinds (Woodward Place)	2845 John R (Unit 6: 202)	07-0845
Crosswinds (Woodward Place)	2845 John R (Unit 7: 203)	07-0846
Crosswinds (Woodward Place)	2845 John R (Unit 8: 204)	07-0847
Crosswinds (Woodward Place)	2855 John R (Unit 9: 205)	07-0848
Crosswinds (Woodward Place)	2855 John R (Unit 10: 206)	07-0849
Crosswinds (Woodward Place)	2855 John R (Unit 11: 207)	07-0850
Crosswinds (Woodward Place)	2855 John R (Unit 12: 208)	07-0851
Crosswinds (Woodward Place)	2865 John R (Unit 13: 209)	07-0852
Crosswinds (Woodward Place)	2865 John R (Unit 14: 210)	07-0853
Crosswinds (Woodward Place)	2865 John R (Unit 15: 211)	07-0854
Crosswinds (Woodward Place)	2865 John R (Unit 16: 212)	07-0855