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November 2, 2022

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the construction of two new single-family houses at 3000 and 3010 Ashland in the Far East Side Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Clerk forwarded to the City Planning Commission (CPC) applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the construction of two single-family houses at 3000 and 3010 Ashland. The petitioner had also submitted a certificate request for 2984 Ashland, but has asked it be removed to be brought back at a later date.

The petitioner is Andrew Creamer, a developer with Nova Development Group of Detroit. The subject request involves two vacant lots on the east side of Ashland between Charlevoix and Mack, one block west of Alter Road. Maps of the site are shown at the end of this report.

The petitioner is proposing to construct two single-family infill houses on the existing platted lots each measuring 30 feet by 100 feet. All units would be constructed with shipping containers. One unit contains 1-story with 2 bedrooms, and the other model contains 2-stories with 3 bedrooms. The size ranges from 640 to 1,198 square feet. Each site would have a 2-car parking pad at the rear of the lot. The units have gone through design review from the Planning and Development Department. The estimated project costs range from \$160,000 to \$185,000 with the estimated sale price ranging from \$185,000 to \$215,000. The proposed elevations and floor plans are shown below. The developer in the future intends to build additional units in the area.

The subject property has been confirmed as being within the boundaries of the Far East Side NEZ, which was established by City Council on September 2002 and should be eligible for NEZ certificates under the State NEZ Act (Act 147 of 1992) as currently written. 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 the NEZ certificate applications dated October 18, 2022, to the City Clerk.

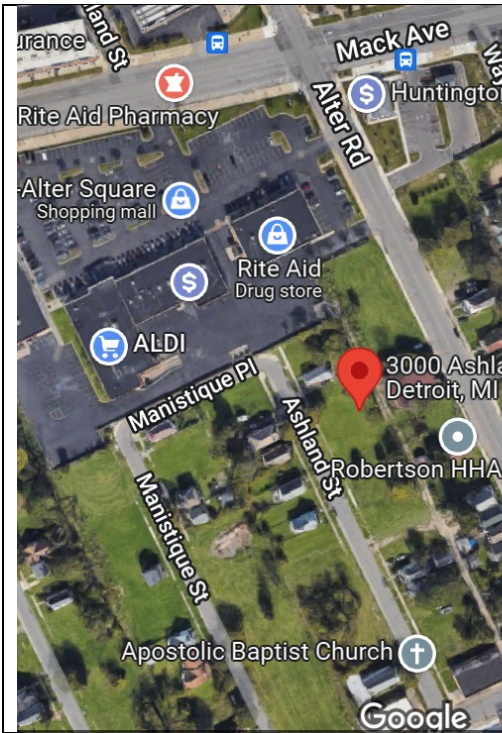
CPC staff has reviewed the applications and recommends approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

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 applications 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>
Far East Side	3000 Ashland	07-0883
Far East Side	3010 Ashland	07-0884