

Lauren Hood, MCD  
Chairperson  
Donovan Smith  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

**City of Detroit**  
**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

Brenda Goss Andrews  
Kenneth R. Daniels  
David Esparza, AIA, LEED  
Ritchie Harrison  
Gwen Lewis  
Melanie Markowicz  
Frederick E. Russell, Jr.

March 16, 2023

**HONORABLE CITY COUNCIL**

**RE: Neighborhood Enterprise Zone Certificate Applications for the new construction of 12 condominium units located at 2726, 2730, 2732, 2736, 2738, 2742, 2744, and 2748 Harrison and 1803, 1807, 1811, and 1815 Perry in the North Corktown Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received twelve applications requesting Neighborhood Enterprise Zone (NEZ) certificates for new construction of 12 condominium townhouse units in two separate buildings at 2726 Harrison, 2730 Harrison, 2732 Harrison, 2736 Harrison, 2738 Harrison, 2742 Harrison, 2744 Harrison, 2748 Harrison, 1803 Perry, 1807 Perry, 1811 Perry, and 1815 Perry Streets.

The developer for the project is Harrison NCT, LLC. This LLC is a partnership between Bondy Construction and Design and Diane Zeiger of Zeiger Properties. Lukas Bondy is a locally owned and operated home builder with over 20 years of experience. He recently completed a 11-unit townhouse in North Corktown. Diane Zeiger is a developer who recently completed a new tri-plex in Corktown. The developer purchased the subject land from the Detroit Land Bank Authority (DLBA) for infill housing in the lower North Corktown area near the intersection of Harrison and Perry Streets shown on the map below. CPC staff understand the DLBA requested that higher densities be included in this area rather than lower density single-family houses.

The development project includes 8 new townhomes at 2726-2748 Harrison and 4 new townhomes at 1803-1815 Perry. A summary of the units, square footage, bedrooms, and unit cost are shown in the table below.

Address	Unit#	Sq. Footage	bed/bath	Unit Cost
2748 Harrison	1	1,511	3bed/2.5bath	300,168
2744 Harrison	2	843	1bed/1bath	167,466
2742 Harrison	3	1,312	2bed/2.5bath	260,636
2738 Harrison	4	1,242	2bed/2.5bath	246,730
2736 Harrison	5	1,242	2bed/2.5bath	246,730
2732 Harrison	6	1,312	2bed/2.5bath	260,636
2730 Harrison	7	843	1bed/1bath	167,466
2726 Harrison	8	1,511	3bed/2.5bath	300,168
1803 Perry	9	1,480	3bed/2.5bath	250,000
1807 Perry	10	1,480	3bed/2.5bath	250,000
1811 Perry	11	1,480	3bed/2.5bath	250,000
1815 Perry	12	1,480	3bed/2.5bath	250,000

The units would each have a one car garage and courtyard or a rooftop deck. The total investment is \$2.95 million. The expected price range for the Harrison units is \$275,000 to \$465,000 and for the Perry units is \$440,000 to \$454,000. Below are images of the proposed townhouses.

Regarding parking, for the units on Harrison, each unit would have a single car garage with a parking space behind the garage. For the units on Perry, all units would have a single car garage.

Regarding accessibility, the petitioner indicates since the project includes side-by-side townhomes built on a slab, there is an elevation change from the curb to the top of the slab, thus creating the need for entry stairs. All but 2 of the 12 units are multi-level. As a result, none of the 12 units are handicap accessible.

The petitioner indicates it initially applied for the NEZ certificates back on March 21, 2022. The petitioner was issued building permits for the 8-unit building on April 12, 2022, and the 4-unit on August 4, 2022. The NEZ Act (Act 147 of 1992) states the applications must be filed before a building permit is issued. The petitioner submitted revised NEZ certificate applications dated February 23, 2023, to the City Clerk's office to reflect the revised addresses.

The subject property has been confirmed as being within the boundaries of the North Corktown NEZ which was established by a vote of City Council on November 23, 2021 – shown on the map below outlined with a pink box. 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,

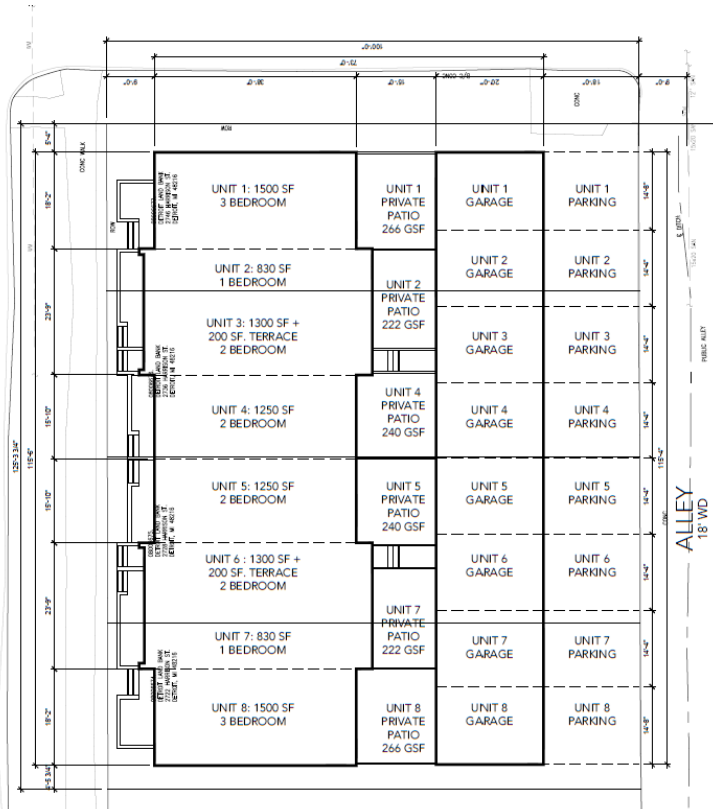


Marcell R. Todd, Jr., Director CPC  
Christopher J. Gulock, AICP, Planner

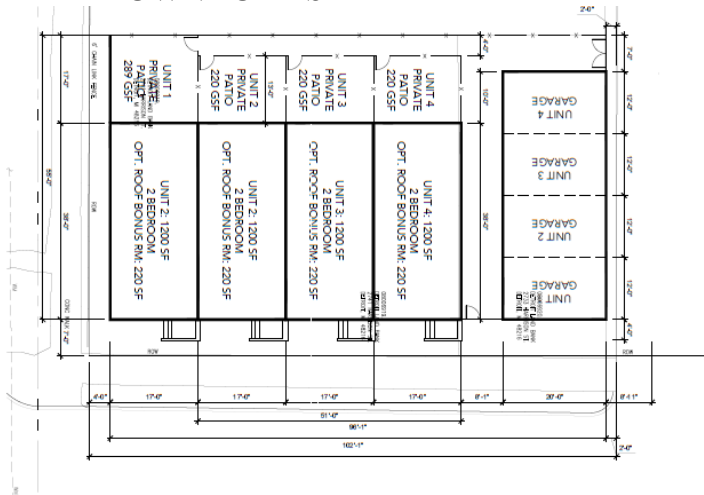
cc: Janice Winfrey, City Clerk  
Angela Jones, City Clerk



# HARRISON TOWNHOMES



# PERRY TOWNHOMES







# 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>
North Corktown	2726 Harrison	07-0348
North Corktown	2730 Harrison	07-0349
North Corktown	2732 Harrison	07-0350
North Corktown	2736 Harrison	07-0351
North Corktown	2738 Harrison	07-0352
North Corktown	2742 Harrison	07-0353
North Corktown	2744 Harrison	07-0354
North Corktown	2748 Harrison	07-0355
North Corktown	1803 Perry	07-0356
North Corktown	1807 Perry	07-0357
North Corktown	1811 Perry	07-0358
North Corktown	1815 Perry	07-0359