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**CITY PLANNING COMMISSION**  
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April 27, 2023

**HONORABLE CITY COUNCIL**

**RE: Neighborhood Enterprise Zone Certificate Applications for the construction of two new duplex buildings at 1539 and 1545 Sycamore Street in the North Corktown Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

The office of the City Clerk forwarded to the City Planning Commission (CPC) two applications requesting a 15-year Neighborhood Enterprise Zone (NEZ) certificates for the construction of two new duplex buildings at 1539 and 1545 Sycamore.

The petitioner is Sycamore Dwellings, LLC represented by Becky Nix. The property is vacant land on the south side of Sycamore, generally located west of Trumbull and south of Martin Luther King Jr. Blvd.

The applicants are proposing to build two duplex buildings. Each building would have an owner-occupied unit containing 1,470 square feet (with 3 bedrooms and 1.5 baths) and a second studio unit containing 576 square feet (with a mezzanine bedroom and 1 bath). The estimated project cost for each duplex is \$560,000. Below are plans for the proposed project.

The project will have surface parking at the rear of the site off of the alley. The developer indicates the properties are slab on grade so no stairs are needed to get up to the main floor.

The subject properties have 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 certificates under the State NEZ Act (Act 147 of 1992) as currently written.

The NEZ Act (Act 147 of 1992) states the application for the certificate must be filed before a building permit is issued. However, the NEZ Act allows a certificate to be filed not later than 6 months following the date the building permit is issued provided the local government allows by resolution. The petitioner submitted the NEZ certificate on March 30, 2023 and indicates they have not yet applied for building permits.

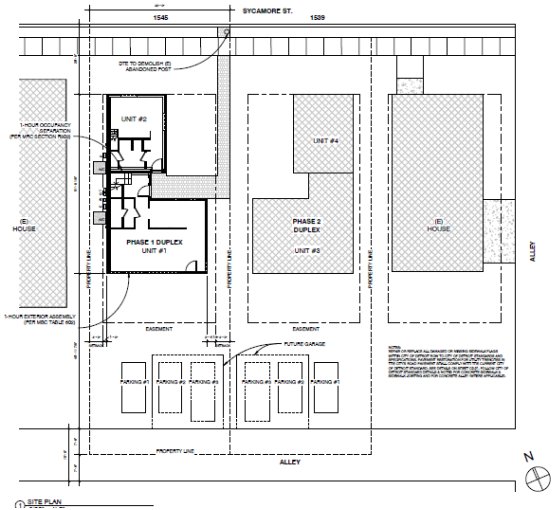
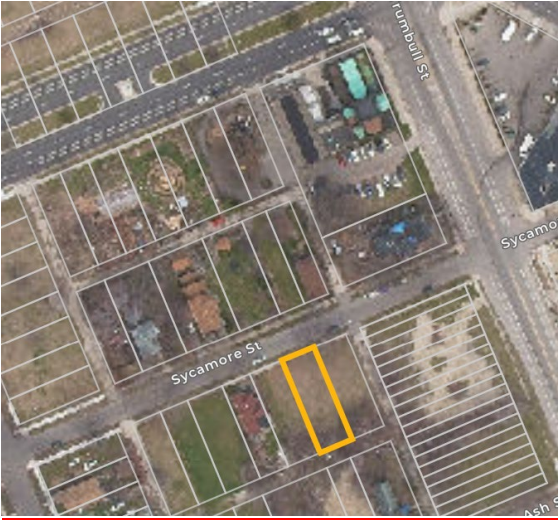
CPC staff has reviewed the application and recommends approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



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

cc: Angela Jones, City Clerk



**DIOLINIA, L.L.C.**  
 2060 WABASH ST.  
 DETROIT, MI 48226  
 WWW.DIOLINIA.COM

**1545 (1539)  
 SYCAMORE  
 RESIDENCES**

1545 SYCAMORE, DETROIT, MI

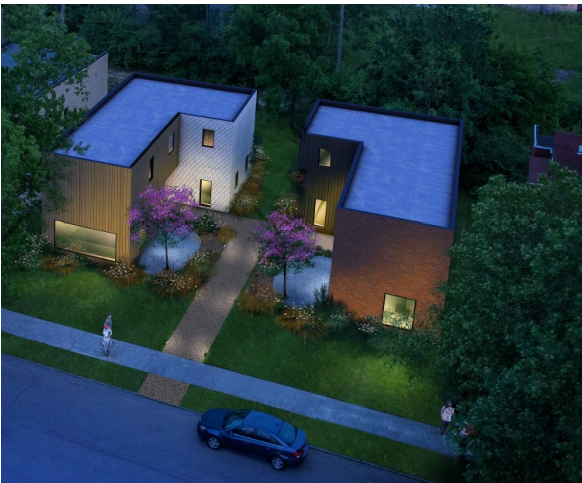
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PERMIT SET



# 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 Certificates for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
North Corktown	1539 Sycamore	07-0880
North Corktown	1545 Sycamore	07-0881