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June 15, 2023

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the new construction of 10 for-sale townhome units located in the Trumbull Lysander Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received 10 applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the new construction of 10 for-sale townhome units.

The developer for the project is Trumbull Properties, Inc. represented by Lawrence Mio of Dell Rose Development. The site is in the Woodbridge neighborhood, located at the northwest corner of Trumbull and Lysander. The site is presently vacant. The developer is proposing two 3-story buildings each with 5 units, referred to as Arise Woodbridge.

	Square footage	Bedrooms	Unit Cost	Expected Sale Price
Unit 1	1,211	2	\$339,840	\$400,000
Unit 2	1,211	2	\$339,840	\$400,000
Unit 3	1,211	2	\$339,840	\$400,000
Unit 4	1,211	2	\$339,840	\$400,000
Unit 5	1,224	2	\$339,840	\$400,000
Unit 6	1,211	2	\$339,840	\$400,000
Unit 7	1,211	2	\$339,840	\$400,000
Unit 8	1,211	2	\$339,840	\$400,000
Unit 9	1,211	2	\$339,840	\$400,000
Unit 10	1,228	2	\$339,840	\$400,000

The site plan shows 10 surface parking spaces. Attached is a map, site plan, and conceptual drawing of the project. The developer indicates the units are not specifically handicap accessible, but if there is a potential buyer that is in need of handicap accessibility, they would install all needed accessibility components.

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 May 31, 2023, to the City Clerk’s office.

The subject property has been confirmed as being within the boundaries of the Trumbull Lysander NEZ which was established by a vote of City Council on November 22, 2022. CPC staff has

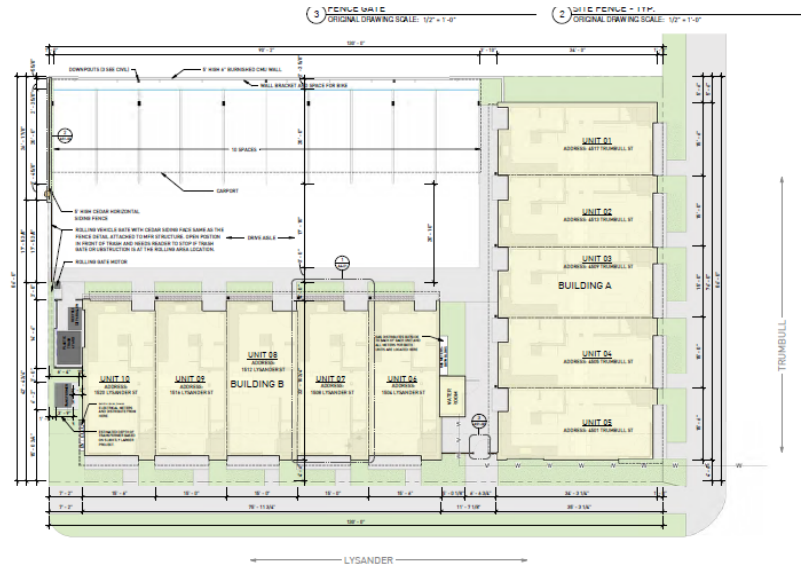
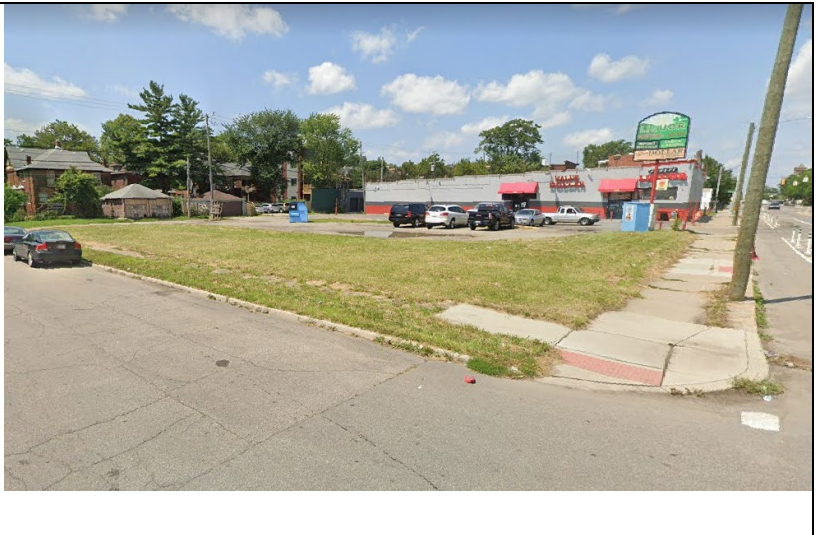
reviewed the applications and recommends approval. A resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



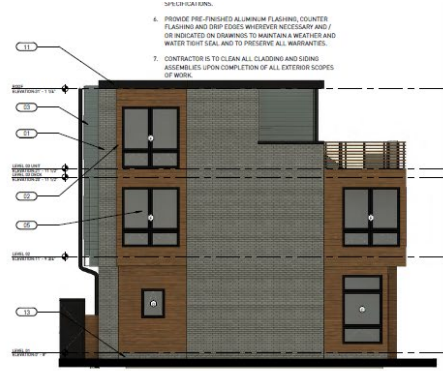
Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, AICP, Planner

cc: Angela Jones, City Clerk





BUILDING A - EAST ELEVATION
 ORIGINAL DRAWING SCALE: 3/16" = 1'-0"



BUILDING A - SOUTH ELEVATION 1
 ORIGINAL DRAWING SCALE: 3/16" = 1'-0"

4. PROVIDE THE FINISHED ALUMINUM FLASHING, COUNTER FLASHING AND DRIP EDGES WHEREVER NECESSARY AND / OR INDICATED ON DRAWINGS TO MAINTAIN WEATHER AND WATER TIGHT SEAL AND TO PRESERVE ALL WARRANTIES.

7. CONTRACTOR IS TO CLEAN ALL CLADDING AND SIDING ASSEMBLIES UPON COMPLETION OF ALL EXTERIOR SCOPES OF WORK.



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>NEZ Zone</u>	<u>Address</u>	<u>Application No.</u>
Trumbull Lysander	4517 Trumbull, Unit 1	07-0920
Trumbull Lysander	4513 Trumbull, Unit 2	07-0921
Trumbull Lysander	4509 Trumbull, Unit 3	07-0922
Trumbull Lysander	4505 Trumbull, Unit 4	07-0923
Trumbull Lysander	4501 Trumbull, Unit 5	07-0924
Trumbull Lysander	1504 Lysander, Unit 6	07-0925
Trumbull Lysander	1508 Lysander, Unit 7	07-0926
Trumbull Lysander	1512 Lysander, Unit 8	07-0927
Trumbull Lysander	1518 Lysander, Unit 9	07-0928
Trumbull Lysander	1520 Lysander, Unit 10	07-0929