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City of Detroit

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September 22, 2023

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the construction of a new single-family house at 4443 15th Street in the Core City Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Clerk forwarded to the City Planning Commission (CPC) an application requesting a 15-year Neighborhood Enterprise Zone (NEZ) certificate for the construction of a single-family house at 4443 15th Street.

The petitioner is Margot Guicheteau who plans to build and reside in the house. The property is vacant land on the west side of 15th Street between Buchanan and West Forest Avenues. Please see map below for reference.

The applicant is proposing to build a single-family house containing 2,028 square feet with 2 bedrooms. There would be a parking pad at the back. The estimated project cost is \$370,000 and the estimated value would be \$400,000. Proposed plans are attached for reference.

The subject property has been confirmed as being within the boundaries of the Core City NEZ, which was established by City Council on November 16, 2004 and should be eligible for NEZ certificate 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 indicates the building permit issued on May 30, 2023, and the certificate was applied for on August 10, 2023.

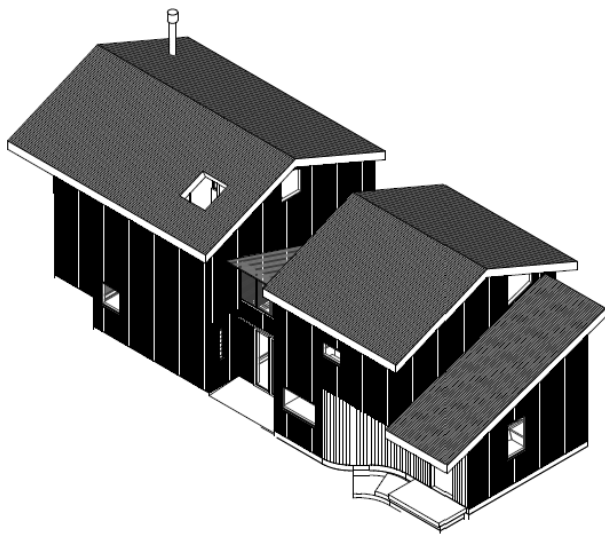
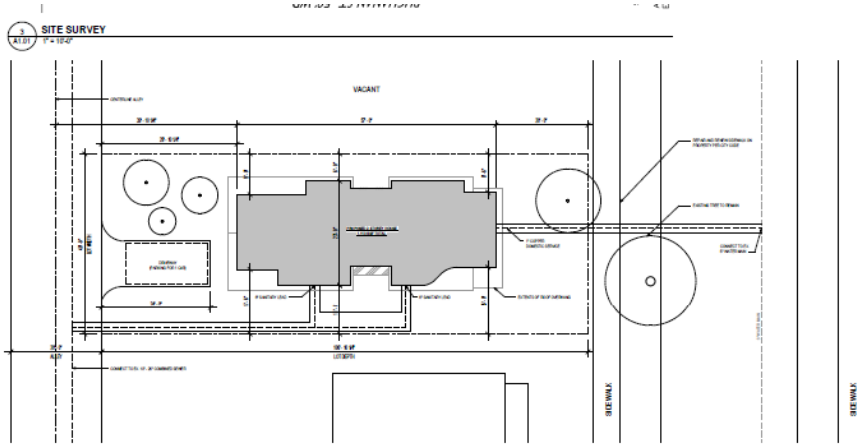
CPC staff has reviewed the application and recommends approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



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

cc: Angela Jones, City Clerk



4 AXON, EXTERIOR - SOUTHEAST CORNER
 4/1/17 NOT TO SCALE

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>Zone</u>	<u>Address</u>	<u>Application No.</u>
Core City of Detroit	4443 15 th Street	07-0936