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September 26, 2023

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the new construction of 10 condominium townhouse units located on the east and west sides of Cochrane Avenue south of Martin Luther King Jr. Boulevard in the North Corktown Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received ten applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the new construction of 10 condominium units at 3408, 3410, 3413, 3414, 3415, 3416, 3417, 3418, 3420, and 3422 Cochrane Avenue.

The applicant requesting the certificates is C&S Towns Development LLC. The developer is Lucas Bondy of Bondyhomes.com, which is a licensed builder who has built and renovated over 50 houses in Southeast MI.

One building with 7 condo units would be located on the east side of Cochrane, and the second building with 3 condo units would be located on the west side of Cochrane Avenue.

Unit	Square Footage	# Bedrooms	Unit cost to build	Estimated sale price or rental price
3408 Cochrane	1,585 sf	3 bedrooms	\$325,000	Mid \$300 to \$400,000
3410 Cochrane	1,564 sf	2 bedrooms	\$325,000	Mid \$300 to \$400,000
3413 Cochrane	1,261 sf	2 bedrooms	\$325,000	Mid \$300 to \$400,000
3414 Cochrane	1,564 sf	2 bedrooms	\$325,000	Mid \$300 to \$400,000
3415 Cochrane	1,261 sf	2 bedrooms	\$325,000	Mid \$300 to \$400,000
3416 Cochrane	1,261 sf	2 bedrooms	\$325,000	Mid \$300 to \$400,000
3417 Cochrane	1,585 sf	3 bedrooms	\$325,000	Mid \$300 to \$400,000
3418 Cochrane	1,280 sf	2 bedrooms	\$325,000	Mid \$300 to \$400,000
3420 Cochrane	1,280 sf	2 bedrooms	\$325,000	Mid \$300 to \$400,000
3422 Cochrane	1,280 sf	2 bedrooms	\$325,000	Mid \$300 to \$400,000

The developer indicates each unit has one garage parking spot and one off-street parking spot behind the garage.

The developer indicates there are no ADA units since it is not required to include ADA units per unit count and the residential building code. However, the developer states it will assist with the accessibility if requested at this project and have worked with others on different projects to do so. The developer indicates the nature of townhomes in general makes it difficult for an ADA buyer due to the nature of the layouts being on multiple levels.

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 NEZ certificate applications dated August 31, 2023, to the City Clerk’s office.

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 in April 2003. 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, City Planner

cc: Janice Winfrey, City Clerk
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 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	3408 Cochrane	07-0958
North Corktown	3410 Cochrane	07-0959
North Corktown	3413 Cochrane	07-0960
North Corktown	3414 Cochrane	07-0961
North Corktown	3415 Cochrane	07-0962
North Corktown	3416 Cochrane	07-0963
North Corktown	3417 Cochrane	07-0964
North Corktown	3418 Cochrane	07-0965
North Corktown	3420 Cochrane	07-0966
North Corktown	3422 Cochrane	07-0967