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City of Detroit

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September 28, 2023

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the new construction of 6 condominium units located at the southeast corner of Gladstone and Second in the Central Detroit Christian CDC Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received six applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the new construction of 6 condominium units at 155, 161, 175, and 177 Gladstone and 8740 and 8744 Second Avenue.

The applicant requesting the certificates is Barr Properties LLC, which consists of two members – Shahin Mustafa and Mustafa Usuf. A site plan and elevation for the proposed building are attached for reference. The table below summarizes details for the subject 6 condo units.

Unit	Square Footage	# Bedrooms	Unit Cost	Estimated Sale Price
155 Gladstone	1758 sf	3	\$330,000	\$495,000
161 Gladstone	1741 sf	3	\$325,000	\$480,000
175 Gladstone	1761 sf	3	\$330,000	\$490,000
177 Gladstone	1485 sf	3	\$220,000	\$440,000
8740 Second	1764 sf	3	\$330,000	\$485,000
8744 Second	1759 sf	3	\$330,000	\$480,000

The developer indicates 12 parking spaces will be provided for the 6 units in attached garages on the first floor.

The developer indicates the entry to each unit is via a straight walkway with just 1 step to the front door. If requested by buyer, we will add handicap accessible features to bathrooms and other areas.

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 September 15, 2023, to the City Clerk’s office. The developer applied for a building permit August 11, 2023, but it has not yet been issued.

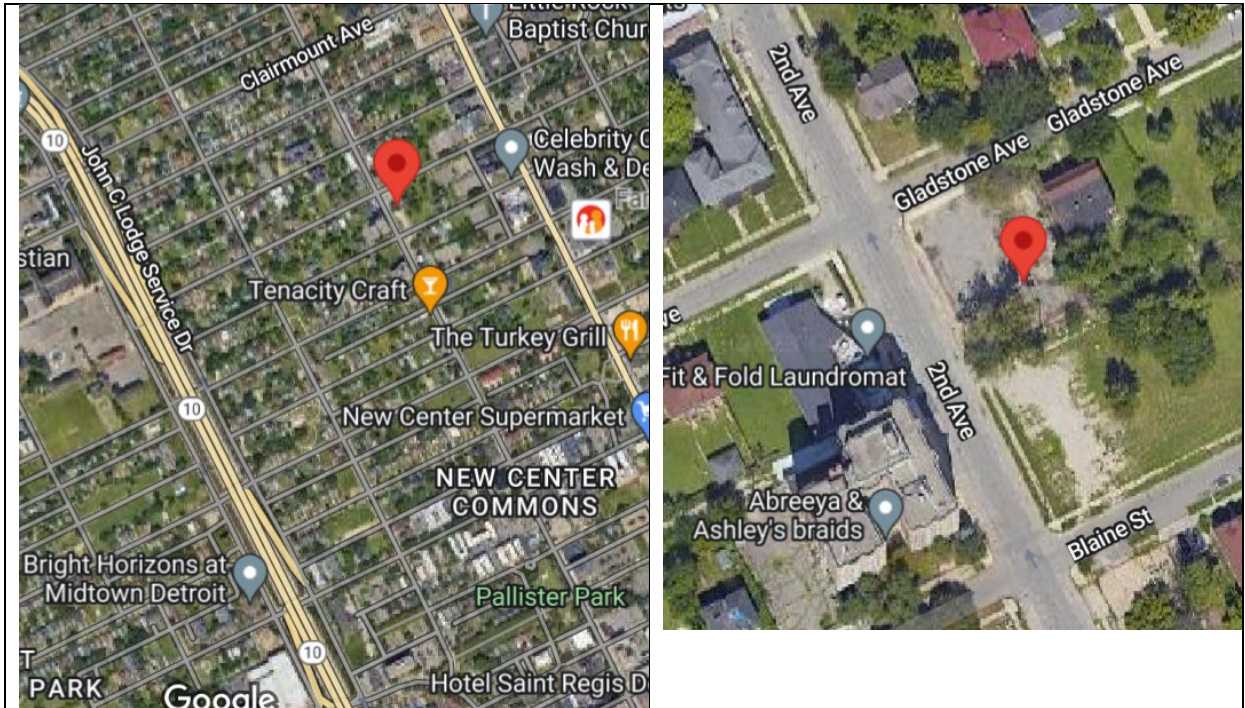
The subject property has been confirmed as being within the boundaries of the Central Detroit Christian CDC NEZ which was established by a vote of City Council in January 2010. CPC staff has reviewed the applications and recommends approval. A resolution is attached for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



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

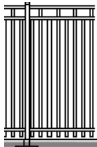
cc: Janice Winfrey, City Clerk
Angela Jones, City Clerk



GLADSTONE STREET -60'-0" RoW

Asphalt Paved

1/8" = 1'-0"



2ND AVENUE -80'-0" RoW

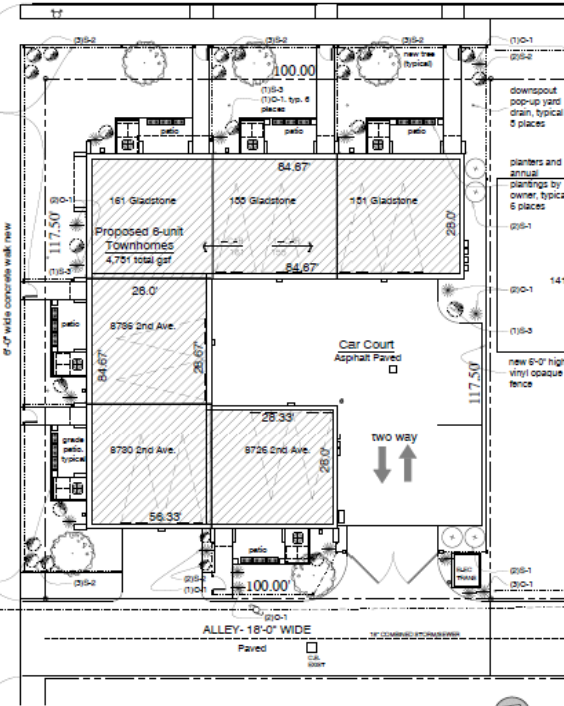
Asphalt Paved



new 6'-0" high metal opaque enclosure, typical all units

new decorative metal fence 4'-0" ht. w/wicking gate

new 6'-0" high vinyl opaque fence



SITE LANDSCAPE PLAN
SCALE 1" = 10'-0"



GLADSTONE TOWNHOMES

ARCHITECTURAL ELEVATIONS

WEST 2ND AVENUE OVERALL ELEVATION

SOUTH ALLEY UNITS 3 AND 6 ELEVATIONS

EAST END UNIT 6 ELEVATION

1597 A4.1

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>
Central Detroit Christian CDC	155 Gladstone	07-0982
Central Detroit Christian CDC	161 Gladstone	07-0983
Central Detroit Christian CDC	175 Gladstone	07-0984
Central Detroit Christian CDC	177 Gladstone	07-0985
Central Detroit Christian CDC	8740 Second	07-0986
Central Detroit Christian CDC	8744 Second	07-0987