

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Lauren Hood, MCD
Gwen Lewis
Frederick E. Russell, Jr.
Rachel M. Udabe

January 3, 2024

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the construction of two new single-family houses at 1501 and 1537 Parkview in the Kercheval/McClellan 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) certificate for the construction of single-family houses at 1501 and 1537 Parkview.

The petitioner for the certificates is Category B Parcels Purchaser, LLC; the developer is Anthony Curis a Detroit-based developer who has several redevelopment projects in the subject neighborhood. The proposed houses would be built on vacant corner lots on the west side of Parkview between St. Paul and Pontiac Streets. Please see maps below for reference. Details of the two proposed houses are summarized below:

Unit	Square Footage	# Bedrooms	Unit cost to build/renovate	Estimated sale price or rental price
1501 Parkview	1,773	3 (4 th can be created)	\$400,000	\$445,000
1537 Parkview	1,773	3 (4 th can be created)	\$400,000	\$445,000

Regarding parking, each house will have two spaces accessed by the rear alley. Regarding handicap accessibility, the developer representative indicates the first-floor spaces would be accessible.

The subject property has been confirmed as being within the boundaries of the Kercheval/McClellan NEZ, which was established by City Council in April 2007, and should be eligible for NEZ certificates under the State NEZ Act (Act 147 of 1992) as currently written. 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 December 18, 2023, to the City Clerk.

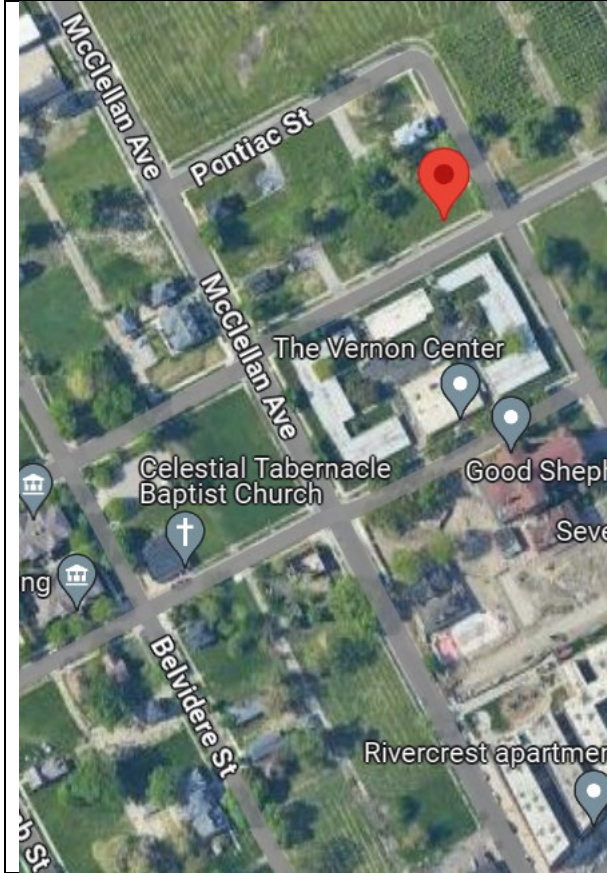
CPC staff has reviewed the applications and recommends approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

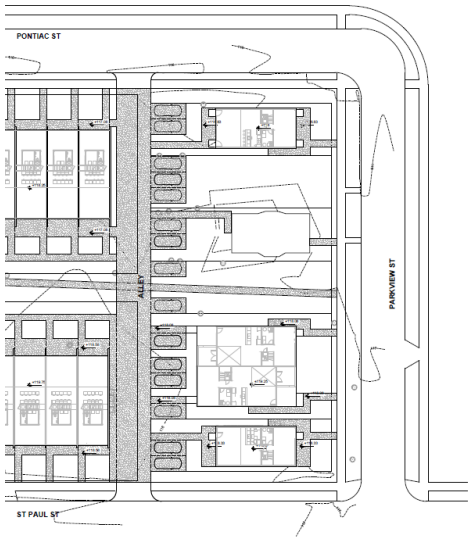
Respectfully submitted,



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

cc: Angela Jones, City Clerk



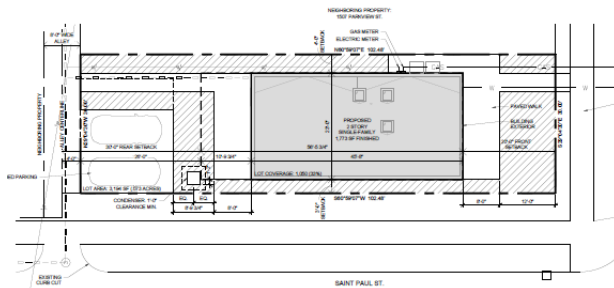


FIRST FLOOR

EAST VILLAGE RESIDENTIAL 230321

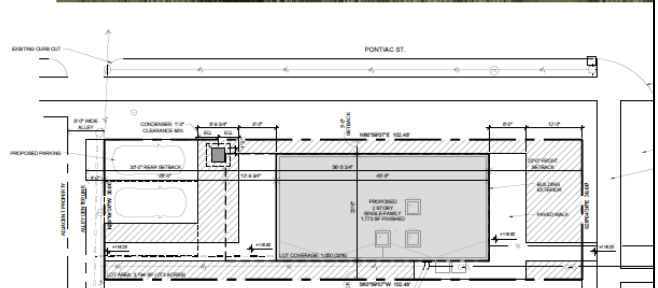
LAVA HOUSE

1501 PARKVIEW ST. DETROIT



PORTAL HOUSE

1537 PARKVIEW ST. DETROIT



2 ARCHITECTURAL SITE
A-63 1/8" = 1'-0"

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>
Kercheval/McClellan	1501 Parkview	07-1014
Kercheval/McClellan	1537 Parkview	07-1015