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September 6, 2024

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a 4-unit building at 5122 W. Chicago in the Nardin Park Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate for the rehabilitation of a building with 4 rental units at 5122 West Chicago.

The building is located on W. Chicago between Nardin Park and Grand River. Below is a map and street view of the location. The subject request is for a 15-year abatement. The petitioner/developer for the project is Rucker Property Management Group LLC represented by Candus Rucker.

The petitioner recently purchased the building from the City. The project will be a full gut rehab, including a new roof, windows, drywall etc. Each of the 4 units will include the following:

Unit	Square Footage	# Bedrooms	Unit cost to build/renovate	Estimated sale price or rental price
1	977	2	122,283	1234

Regarding affordability, the developer indicates this will be a MSHDA Mi Neighborhood project with rents at 60% AMI. Regarding parking, there will be 4 spaces provided on the site off of the rear alley with no charge, as well as street parking. Regarding accessibility, this is an older building with steps accessing the front. The petitioner indicates it will not have a wheelchair ramp due to budget constraints. The developer indicates the project, however, will have larger door areas, as well as an open concept for more functionality.

It appears the NEZ certificate application has 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 application dated August 29, 2024, to the City Clerk’s office.

The subject property has been confirmed as being within the boundaries of the Nardin Park NEZ, which was established by a vote of the City Council in June 2023. CPC staff has reviewed the application and recommends approval. The City Clerk’s office is submitting a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,

Marcell R. Todd Jr.

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 application to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificates 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>
Nardin Park	5122 W. Chicago	07-1085