

City of Detroit

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January 16, 2025

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the construction of a new single-family house at 3414 Harrison Street in the North Corktown 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 located at 3414 Harrison.

The petitioner for the certificate is Gabriel Guido who plans to live in the new house. The subject property is a vacant lot on the east side of Harrison Avenue south of Martin Luther King Jr. Blvd. in North Corktown. Please see the maps below for reference.

The petitioner indicates he is building a three-bedroom, two bathrooms, 2-story house containing about 1,600 square feet. The estimated construction cost is \$330,000. The developer indicates the construction is largely prefabricated off site to allow for streamlined and efficient construction and reduced time on site. By utilizing a Structural Insulated Panel for the building envelope, labor costs are significantly reduced.

The petitioner indicates at this time, no parking is provided on the site, and there is plenty of on-street parking. If density increases, rear parking could be provided from the alley. Regarding parking, the lot is 31 feet wide so installing a front driveway would be challenging. Also, the rear alley appears passible, but not in great shape.

Regarding accessibility, the petitioner indicates the entire home is designed as ADA "B style" unit with adequate clearances in hallways, thresholds at exterior openings, bathrooms, etc. and could be converted to entirely ADA accessible by wheelchair with the addition of a ramp, grab bars, and an additional lower countertop section.

The subject property has been confirmed as being within the boundaries of the North Corktown NEZ, which was established by City Council in April 2003, and should be eligible for NEZ certificates under the State NEZ Act (Act 147 of 1992) as currently written.

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 October 16, 2024, to the City Clerk.

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

Respectfully submitted,




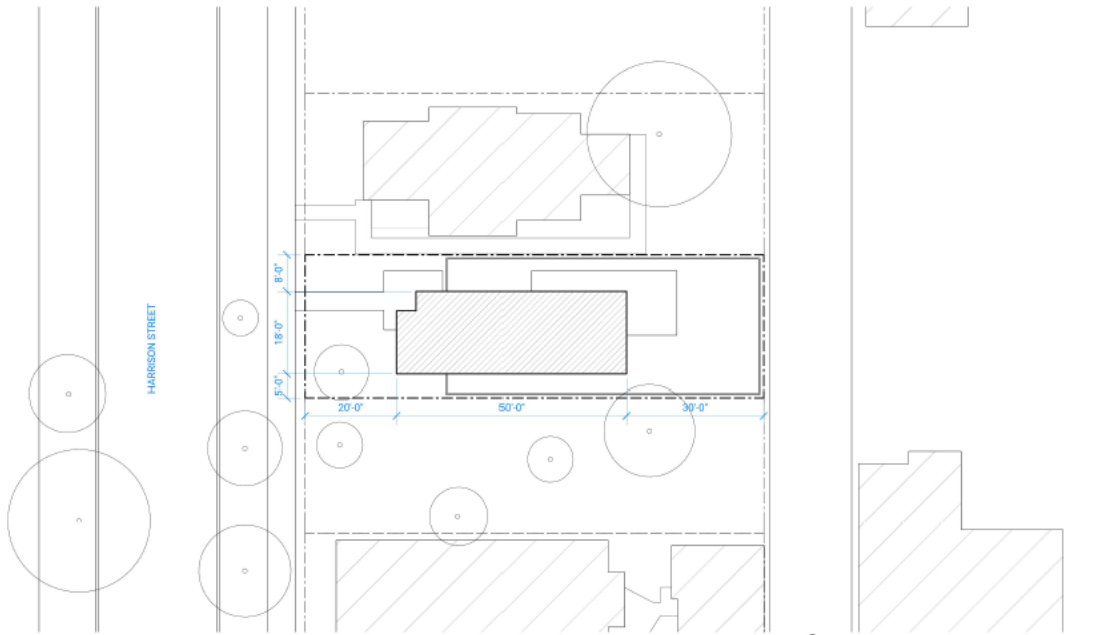
Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, Deputy Director CPC

cc: Angela Jones, City Clerk



not for construction

	harrison house 3414 harrison st, detroit, mi 48208	concept rendering	revision:	07/02/2024
			drawn by: MD	07/11/2024
			checked by: SS & BC	
			not to scale	A15



not for construction

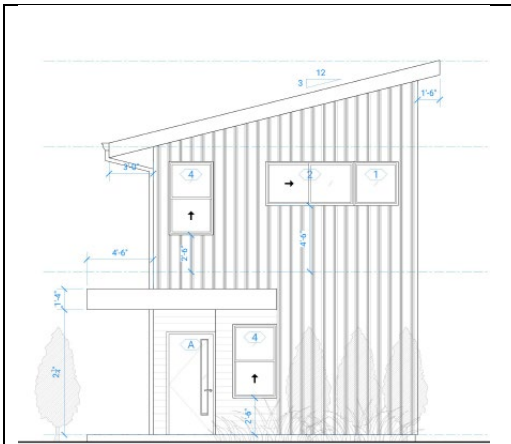
houm. harrison house
 ThreeSquared 3414 harrison st, detroit, mi 48208

site plan

revisions:
 07/02/2024
 07/13/2024
 A01

drawn by: MD
 checked by: SS & BC
 scale: 1/16" = 1'-0"

0 8' 16' 32'



1 west elevation



1 north elevation

not for construction

houm. harrison house elevation
 ThreeSquared 3414 harrison st, detroit, mi 48208

revisions:
 07/02/2024
 07/13/2024
 A08

drawn by: MD
 checked by: SS & BC
 scale: 1/16" = 1'-0"

0 8' 16' 32'

houm. harrison house el
 ThreeSquared 3414 harrison st, detroit, mi 48208

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 approves 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	3414 Harrison	07-1114