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May 13, 2025

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the construction of four new single-family houses at 1500, 1514, 1526, and 1540 McClellan and one new duplex at 1507 Parkview in the Kercheval/McClellan Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Clerk forwarded to the City Planning Commission (CPC) five applications requesting a 15-year Neighborhood Enterprise Zone (NEZ) certificate for the construction of four single-family houses at 1500 McClellan, 1514 McClellan, 1526 McClellan, 1540 McClellan, and a new duplex at 1507 Parkview.

The developer is Anthony Curis, a Detroit-based developer who has several redevelopment projects in the subject neighborhood. Mr. Curis is leading the development of the Little Village cultural corridor in the East Village neighborhood.

The proposed single-family houses would be built on vacant lots on the east side of McClellan and the duplex on the west side of Parkview just north of St. Paul Street. Please see the maps below for reference. Details of the proposed houses and duplex are summarized on the table below. Renderings for the units are shown later in this report.

| Address | Square Footage | # Bedrooms | Unit cost to build | Estimated sale price |
|-------------------------|------------------------|---------------|-------------------------------|--|
| Houses | | | | |
| 1500 McClellan | 1,756 sq. ft. | 3 BR | \$450,000 | \$495,000 |
| 1514 McClellan | 2,200 sq. ft. | 3 BR | \$470,000 | \$495,000 |
| 1526 McClellan | 2,200 sq. ft. | 3 BR | \$470,000 | \$495,000 |
| 1540 McClellan | 2,052 sq. ft. | 3 BR | \$450,000 | \$485,000 |
| Duplex | | | | |
| 1507 Parkview (2 units) | 1,931 sq. ft. per unit | 3 BR per unit | \$650,000 (for entire duplex) | Estimated sale price: \$695,000. Rent to be determined by owner. |

Regarding parking, there will be 2 spaces per house and, for the duplex, 2 spaces per unit. A parking fee for the duplex may be determined by the owner.

Regarding accessibility, the first-floor spaces will be accessible, but the houses and duplex will not include an elevator for second floor ADA access. The house and duplex layouts will minimize thresholds, include wide pathways, and place an emphasis on first floor living.

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 April 3, 2025, to the City Clerk.

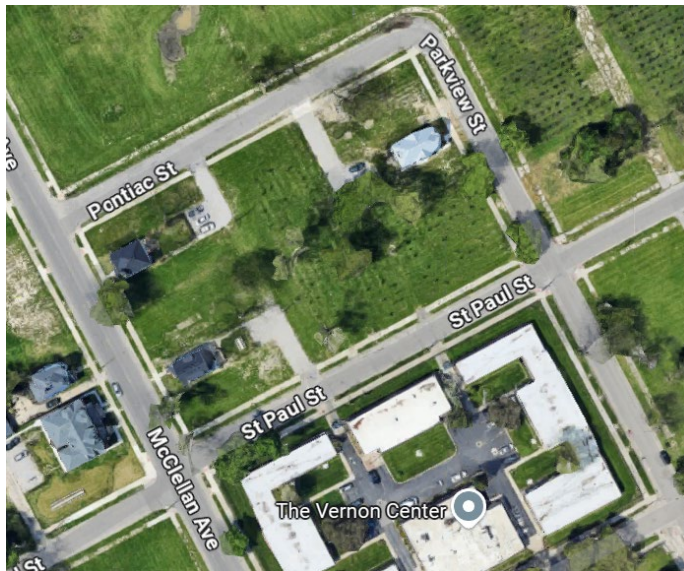
CPC staff has reviewed the applications and recommends approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

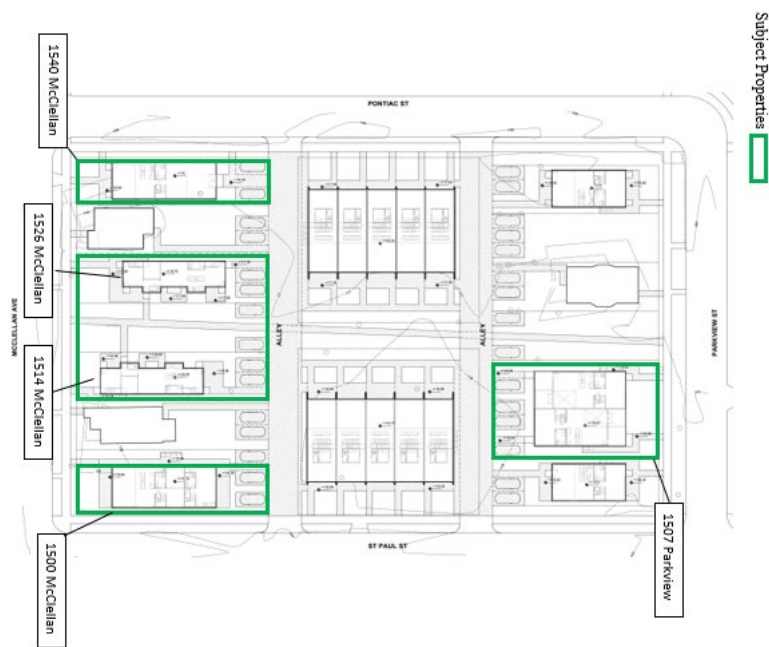
Respectfully submitted,



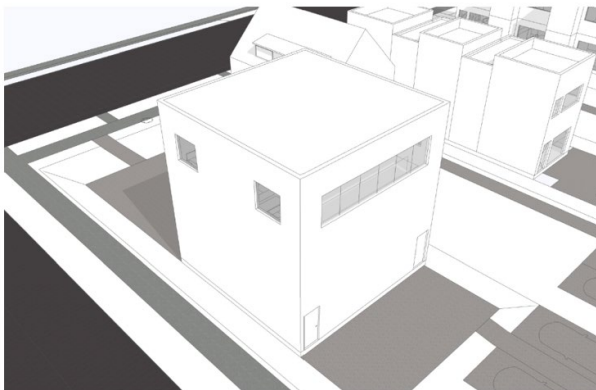
Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, AICP, Deputy Director

cc: Angela Jones, City Clerk





1500 McClellan

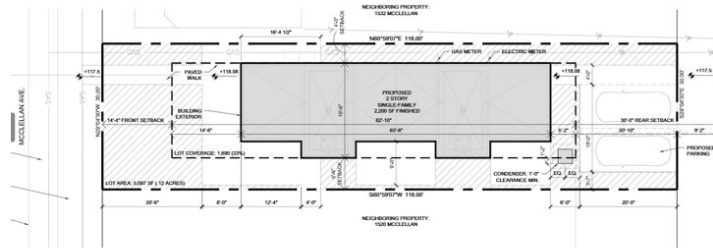


1514 McClellan

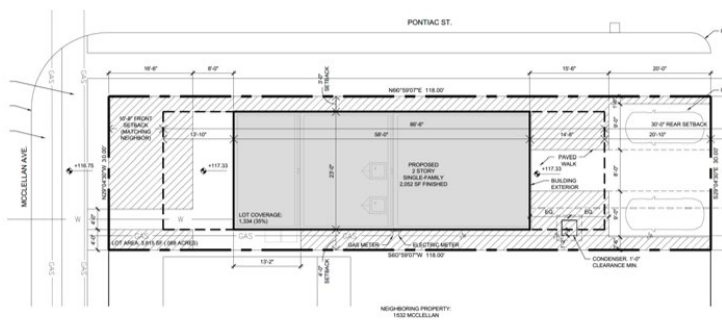
Site Plan: See 1526 McClellan. 1514 McClellan is proposed to have the same design on the lot adjacent to 1526 McClellan.



1526 McClellan



1540 McClellan



[illegible]

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 | 1500 McClellan | 25-018 |
| Kercheval/McClellan | 1514 McClellan | 25-019 |
| Kercheval/McClellan | 1526 McClellan | 25-020 |
| Kercheval/McClellan | 1540 McClellan | 25-021 |
| Kercheval/McClellan | 1507 Parkview | 25-022 |