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May 17, 2023

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the construction of a new single-family house at 2983 Rosa Parks in the Briggs 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 at 2983 Rosa Parks.

The petitioner is Alex McGillis who plans to build and reside in the house. The property is vacant land on the west side of Rosa Parks between Elm and Temple Streets – see map below.

The applicant is proposing to build a single-family house containing 2,600 square feet with 3 bedrooms, 3 bathrooms, and a basement. The estimated project cost is \$505,000. Plans for the house are shown below.

The subject property has been confirmed as being within the boundaries of the Briggs NEZ, which was established by City Council on February 17, 2004, and should be eligible for the NEZ certificate under the State NEZ Act (Act 147 of 1992) as currently written.

The NEZ Act (Act 147 of 1992) states the application for the certificate must be filed before a building permit is issued. However, the NEZ Act allows a certificate to be filed not later than 6 months following the date the building permit is issued provided the local government allows by resolution. The petitioner indicates he has not yet applied for a building permit, and the certificate was applied for on May 9, 2023.

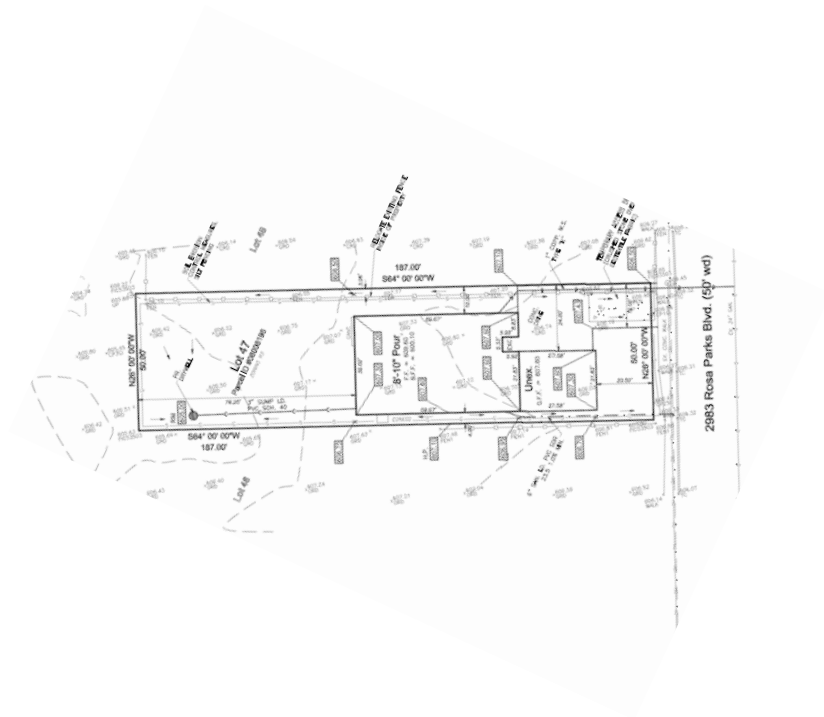
CPC staff has reviewed the application and recommends approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

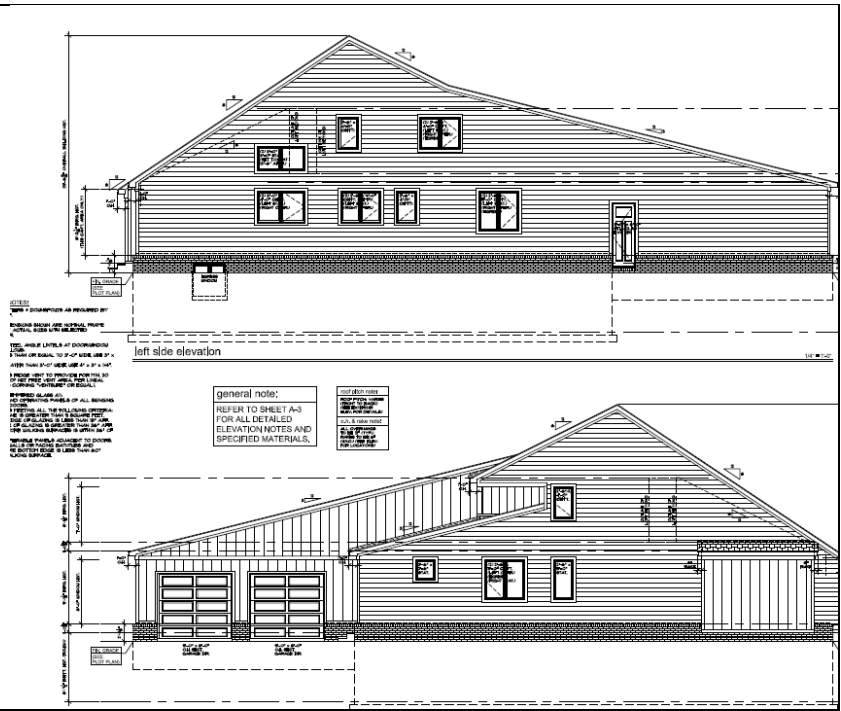
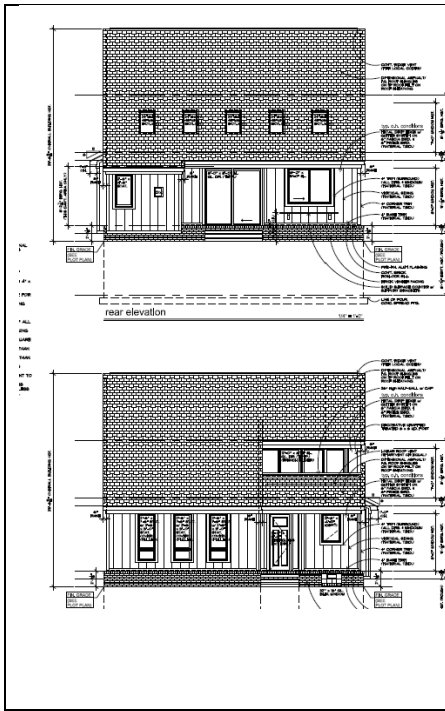
Respectfully submitted,



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

cc: Angela Jones, City Clerk





NOTES:
 1. REFER TO SHEET A-1 FOR GENERAL NOTES.
 2. REFER TO SHEET A-2 FOR MATERIALS AND FINISHES.
 3. REFER TO SHEET A-3 FOR ELEVATION NOTES AND SPECIFIED MATERIALS.
 4. REFER TO SHEET A-4 FOR FOUNDATION NOTES.
 5. REFER TO SHEET A-5 FOR ROOFING NOTES.
 6. REFER TO SHEET A-6 FOR MECHANICAL NOTES.
 7. REFER TO SHEET A-7 FOR ELECTRICAL NOTES.
 8. REFER TO SHEET A-8 FOR PLUMBING NOTES.
 9. REFER TO SHEET A-9 FOR FINISHES NOTES.
 10. REFER TO SHEET A-10 FOR DETAILS NOTES.

general note:
 REFER TO SHEET A-3
 FOR ALL DETAILED
 ELEVATION NOTES AND
 SPECIFIED MATERIALS.

FOUNDATION NOTES:
 1. REFER TO SHEET A-4 FOR FOUNDATION NOTES.
 2. REFER TO SHEET A-5 FOR ROOFING NOTES.
 3. REFER TO SHEET A-6 FOR MECHANICAL NOTES.
 4. REFER TO SHEET A-7 FOR ELECTRICAL NOTES.
 5. REFER TO SHEET A-8 FOR PLUMBING NOTES.
 6. REFER TO SHEET A-9 FOR FINISHES NOTES.
 7. REFER TO SHEET A-10 FOR DETAILS NOTES.

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 approve the following for receipt of a Neighborhood Enterprise Zone Certificate for a fifteen-year period:

Zone
Briggs

Address
2983 Rosa Parks

Application No.
07-0918