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December 9, 2021

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the construction of 102 apartment units at 1400 Chrysler in the Rivard Lafayette Park Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

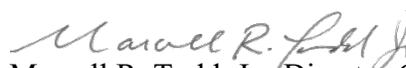
The City Planning Commission (CPC) via the City Clerk's office received applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the construction of a 102 apartments at 1400 Chrysler. The property, which is presently vacant, is generally located between the Chrysler Drive and Rivard Avenue south of Antietam Avenue – the site of the former WSU Pharmacy School.

Lafayette Acquisition Partners, LLC is the developer for the project. In 2018, the project was deemed a Tier I project under Detroit's Community Benefits Ordinance (CBO). The developer and the Neighborhood Advisory Council participated in the CBO process. The overall project includes the construction of three multi-family buildings with a total of 230 apartments, with 20% of the units set aside as affordable within 80% of Area Median Income. Additionally, the project will include three 5-story buildings with 88 condominiums. Below is a site plan of the overall development. This NEZ request is for 102 of the apartments.

The subject property has been confirmed as being within the boundaries of the Rivard Lafayette Park NEZ which was established by a vote of Council on September 14, 2021. The NEZ Act (Act 147 of 1992) requires that NEZ certificate applications be filed before a building permit is issued. The petitioner submitted the certificate application dated October 21, 2021 to the City Clerk's office; CPC staff understands a building permit was issued December 6, 2021.

CPC staff has reviewed the application and recommends approval. The City Clerk's office is submitting a resolution for approval. Please contact our office should you have any questions.

Respectfully submitted,


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

cc: Angela Jones, City Clerk

