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December 9, 2021

**HONORABLE CITY COUNCIL**

**RE: Neighborhood Enterprise Zone Certificate Applications for the construction of a new building with 35 condo units at 1405 Rivard Street in the Rivard Lafayette Park Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

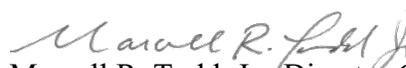
The City Planning Commission (CPC) via the City Clerk's office received applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the construction of a building at 1405 Rivard with 35 condo units. The property, which is presently vacant, is generally located on the west side of Rivard 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 one of the condo buildings containing 35 units.

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 certificate applications 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 applications 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

