

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Andre P. Gilbert II
Deputy City Clerk

December 10, 2021

Honorable City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**Re: Application for Neighborhood Enterprise Zone Certificate for
Rivard Lafayette Park**

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of thirty-five (35) applications for a Neighborhood Enterprise Zone Certificate. **THESE APPLICATIONS HAVE BEEN REVIEWED AND RECOMMENDED FOR APPROVAL BY THE CITY PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED.** Therefore, the attached Resolution, if adopted by your Honorable Body, will approve these applications.

Respectfully submitted,



Andre P. Gilbert, II
Deputy City Clerk

APG:aj
Enc.

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 as valorem property taxes, and the imposition of specific property tax in lieu of as 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 City Council approve the following address for receipt of Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Rivard Lafayette Park	1405 Rivard, Unit 1	07-0272
Rivard Lafayette Park	1405 Rivard, Unit 2	07-0273
Rivard Lafayette Park	1405 Rivard, Unit 3	07-0274
Rivard Lafayette Park	1405 Rivard, Unit 4	07-0275
Rivard Lafayette Park	1405 Rivard, Unit 5	07-0276
Rivard Lafayette Park	1405 Rivard, Unit 6	07-0277
Rivard Lafayette Park	1405 Rivard, Unit 7	07-0278
Rivard Lafayette Park	1405 Rivard, Unit 8	07-0279
Rivard Lafayette Park	1405 Rivard, Unit 9	07-0280
Rivard Lafayette Park	1405 Rivard, Unit 10	07-0281
Rivard Lafayette Park	1405 Rivard, Unit 11	07-0282
Rivard Lafayette Park	1405 Rivard, Unit 12	07-0283
Rivard Lafayette Park	1405 Rivard, Unit 13	07-0284
Rivard Lafayette Park	1405 Rivard, Unit 14	07-0285
Rivard Lafayette Park	1405 Rivard, Unit 15	07-0286
Rivard Lafayette Park	1405 Rivard, Unit 16	07-0287
Rivard Lafayette Park	1405 Rivard, Unit 17	07-0288
Rivard Lafayette Park	1405 Rivard, Unit 18	07-0289
Rivard Lafayette Park	1405 Rivard, Unit 19	07-0290
Rivard Lafayette Park	1405 Rivard, Unit 20	07-0291
Rivard Lafayette Park	1405 Rivard, Unit 21	07-0292
Rivard Lafayette Park	1405 Rivard, Unit 22	07-0293
Rivard Lafayette Park	1405 Rivard, Unit 23	07-0294
Rivard Lafayette Park	1405 Rivard, Unit 24	07-0295

Resolution (Cont'd)

Rivard Lafayette Park	1405 Rivard, Unit 25	07-0296
Rivard Lafayette Park	1405 Rivard, Unit 26	07-0297
Rivard Lafayette Park	1405 Rivard, Unit 27	07-0298
Rivard Lafayette Park	1405 Rivard, Unit 28	07-0299
Rivard Lafayette Park	1405 Rivard, Unit 29	07-0300
Rivard Lafayette Park	1405 Rivard, Unit 30	07-0301
Rivard Lafayette Park	1405 Rivard, Unit 31	07-0302
Rivard Lafayette Park	1405 Rivard, Unit 32	07-0303
Rivard Lafayette Park	1405 Rivard, Unit 33	07-0304
Rivard Lafayette Park	1405 Rivard, Unit 34	07-0305
Rivard Lafayette Park	1405 Rivard, Unit 35	07-0306

Lauren Hood, MCD
Chairperson
Donovan Smith
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit

CITY PLANNING COMMISSION

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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)

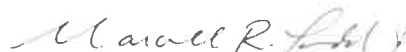
The City Planning Commission (CPC) via the City Clerk's office received applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the construction of a building at 1405 Rivard with 35 condo units. The property, which is presently vacant, is generally located on the west side of Rivard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

