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December 9, 2021

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the construction of a new 22-unit multi-family development at 1650 Bagley Street in the Corktown 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 four-building multi-family development at 1650 Bagley Street. The property, which is presently vacant, is generally located on the north side of Bagley between 10th Street and Rosa Parks.

The request is for a 15-year NEZ certificate for a new facility. The developer is proposing to construct four buildings containing a total of 22 condominium units. Below are some images of the proposed development. The developer is expecting each unit to cost about \$175,000 to construct. There will be 22 units total in two 3-story buildings along Bagley Street and in two rear carriage house buildings.

The subject property has been confirmed as being within the boundaries of the Corktown NEZ which was established by a vote of Council on October 26, 1994. 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 November 3, 2021 to the City Clerk's office; a building permit has been applied for, but not yet issued.

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

