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January 18, 2022

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the construction of sixteen new condominium units in three buildings listed as 1501, 1505, 1509, 1515, 1521, 1525, 1531, 1535, 1539, 1543, 1547, 1551 Pallister and 7610, 7614, 7618, and 7622 Kipling in the Pallister Gardens Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

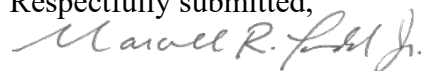
The City Planning Commission (CPC) received from the City Clerk's office applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the construction of sixteen new condominium units within three-buildings. The property is generally located on the south side of Pallister Street between Poe and Kipling Avenues near Henry Ford Hospital.

The request is for 15-year NEZ certificates for new facilities. Below is a site plan and some elevations of the proposed development. The estimated project cost per unit varies ranging between \$301,476 and \$425,796 with most units costing \$301,476 or \$321,419. The buildings will consist of two and three stories with two bedroom units ranging from 1,217 to 1,644 square feet.

The subject property has been confirmed as being within the boundaries of the Pallister Gardens NEZ which was established by City Council on November 23, 2021.

The NEZ Act (Act 147 of 1992) requires that NEZ certificate applications be filed before a building permit is issued. The NEZ certificate applications were submitted after the issuance of building permits for four of the units – the developer has not yet received building permits for twelve of the units. The building permits on record show that permits were issued on December 9, 2021 and the applications were filed with the City of Detroit Clerk's office on December 16, 2021 (the applications were originally submitted December 8, 2021, but needed to be amended). MCL 207.774 states the application must be filed before a building permit is issued or as otherwise provided by the local governmental unit by resolution if the application is filed not later than 6 months following the date the building permit is issued. In order to proceed, the City of Detroit would have to approve a resolution which contains language that approves the submission of the application after the issuance of the building permit, however, no later than 6 month following the date the building permit was issued. The resolution is attached for your consideration.

Respectfully submitted,



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

cc: Angela Jones

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 property 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; and

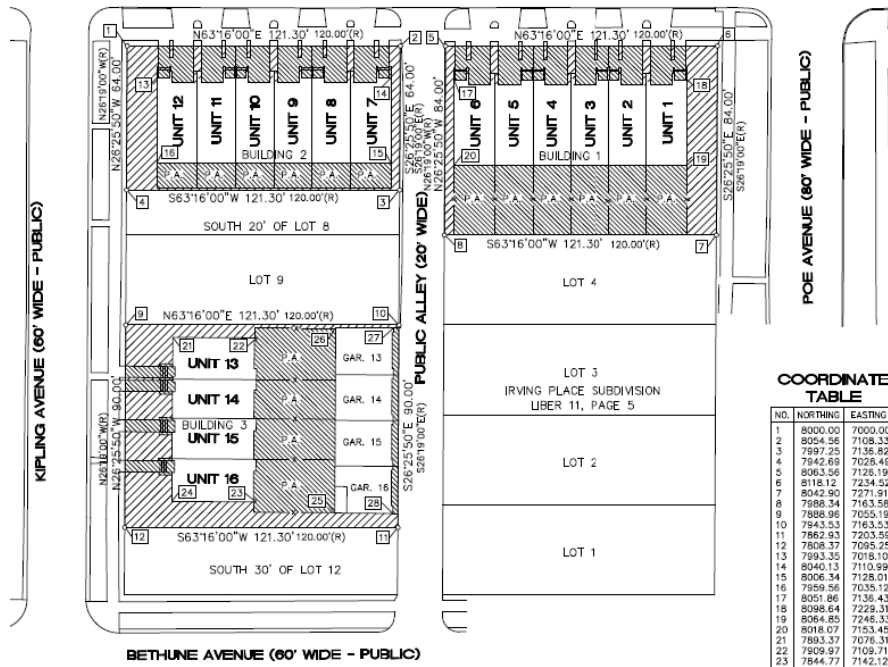
WHEREAS, It has been determined that a building permit was issued on December 9, 2021 and the applications were accepted by the City of Detroit Clerk’s office on December 16, 2021 (due to the for amended applications). MCL 207.774 states that the application must be filed before a building permit is issued or as otherwise provided by the local governmental unit by resolution if the application is filed not later than 6 months following the date the building permit is issued.

NOW, THEREFORE, BE IT RESOLVED, That the Detroit City Council approves the submission of the applications to the State Tax Commission, noting that the applications were submitted not later than 6 months following the date the building permits were issued pursuant to the provisions of Public Action 147 of 1992.

BE IT FINALLY REOLVED, That the Detroit City Council approves the following addresses for receipt of Neighborhood Enterprise Zone Certificates for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Pallister Gardens	1501 Pallister	07-0330
Pallister Gardens	1505 Pallister	07-0331
Pallister Gardens	1509 Pallister	07-0332
Pallister Gardens	1515 Pallister	07-0333
Pallister Gardens	1521 Pallister	07-0334
Pallister Gardens	1525 Pallister	07-0335
Pallister Gardens	1531 Pallister	07-0336
Pallister Gardens	1535 Pallister	07-0337
Pallister Gardens	1539 Pallister	07-0338
Pallister Gardens	1543 Pallister	07-0345
Pallister Gardens	1547 Pallister	07-0339
Pallister Gardens	1551 Pallister	07-0340
Pallister Gardens	7610 Kipling	07-0344
Pallister Gardens	7614 Kipling	07-0343
Pallister Gardens	7618 Kipling	07-0342
Pallister Gardens	7622 Kipling	07-0341

PALLISTER STREET (70' WIDE - PUBLIC)



POE AVENUE (80' WIDE - PUBLIC)

COORDINATE TABLE

NO.	NORTHING	EASTING
1	8000.00	7000.00
2	8054.56	7108.11
3	7997.25	7136.82
4	7842.69	7028.49
5	8061.56	7128.19
6	8118.12	7234.52
7	8042.90	7271.91
8	7888.34	7163.58
9	7888.96	7055.19
10	7843.53	7163.53
11	7862.93	7203.59
12	7808.37	7095.25
13	7893.35	7018.10
14	8040.13	7110.99
15	8006.34	7128.01
16	7959.56	7035.12
17	8051.86	7136.43
18	8098.64	7229.31
19	8064.85	7246.33
20	8018.07	7153.45
21	7893.37	7076.31
22	7808.97	7109.71
23	7844.77	7142.12
24	7828.17	7108.71



