

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

DEPARTMENT PETITION REFERENCE COMMUNICATION

To: The Department or Commission Listed Below

From: Janice M Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

Petition No.	2024-235
Name of Petitioner	North Corktown Neighborhood Association & North Corktown Equitable Housing Initiative
Description of Petition	Petition request for the Establishment of a Neighborhood Enterprise Zone Pursuant to P.A. 147 of 1992.
Type of Petition	Tax Abatement
Submission Date	07/10/2024
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission
Petitioner Contact	Jake Austermann Plante Moran Realpoint, LLC P: (248) 225-7085 Jake.austermann@plantmoran.com

July 8, 2024

Via Email

Detroit City Council
c/o City Clerk
200 Coleman A. Young Municipal Building
2 Woodward Avenue
Detroit, MI 48226

RE: Petition for Establishment of Neighborhood Enterprise Zone Pursuant to P.A. 147 of 1992, as amended – North Corktown Neighborhood Association and North Corktown Equitable Housing Initiative

To whom it may concern:

On behalf of North Corktown Neighborhood Association, a Michigan non-profit corporation whose address is 3005 Rosa Parks Blvd, Detroit, MI 48216 (“NCNA”), and North Corktown Equitable Housing Initiative, a Michigan non-profit corporation whose address is 31500 W 13 Mile Rd, Suite 110, Farmington Hills, MI 48334 (“NCEI”), please accept this letter as a petition to establish a Neighborhood Enterprise Zone pursuant to MCL 207.771 for parcels of property located within the North Corktown neighborhood, as described on Attachment A and depicted on Attachment B, to support an initial phase of planned construction of seven (7) single-family homes and two (2) duplex townhomes as well as subsequent phases that will include a to-be-determined amount of housing units.

These homes are anticipated to be included in a Community Land Trust (“CLT”) that will provide current and future residents of the North Corktown neighborhood permanent affordable housing options to ensure long-term housing stability in the face of rising property values and gentrification pressures. In the initial phase, the CLT will sell the homes to buyers with incomes ranging from 30% to 80% of the area median income (“AMI”), in addition the homes will be located on parcels that will be leased to the home buyers pursuant to a 99-year ground lease that will contain restrictive covenants that ensure the homes only be transferred to affordable residents of similar income levels upon sale.

Additional information about the proposed construction will be including in a housing tax increment financing plan and other documents expected to be considered by the City Council in the near future.

The proposed zone contains parcels either recently acquired from the Detroit Land Bank Authority (“DLBA”) or anticipated to be acquired in future phases of construction within the CLT as well as an additional two adjacent parcels to establish a compact and contiguous zone as required under P.A. 147.

The housing units to be constructed will be considered “New Facilities” pursuant to the Neighborhood Enterprise Zone Act. The property which is the subject of this request consists of at least twenty (20) facilities, as defined by MCL 207.772(g), satisfying the requirement of MCL 207.773(1) that the zone include at least ten platted parcels for the establishment of a neighborhood enterprise zone.

We would appreciate your consideration and approval of this request.

Please direct any inquiries about this request to Jake Austermann, Plante Moran Realpoint LLC,
jake.austermann@plantemoran.com, 248-225-7085.

Thank you for your attention to this matter.

Very truly yours,

NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION

By: *Jake Austermann*

Its: *Executive Director*

NORTH CORKTOWN EQUITABLE HOUSING INITIATIVE

By: *Jake Austermann*

Its: *Executive Director*

CC:

Detroit Economic Growth Corporation ("DEGC")

City of Detroit Housing & Revitalization Department ("HRD")

Attachment A

Tax Parcel(s) & Legal Description(s) of Proposed Neighborhood Enterprise Zone

<u>Parcel Tax ID Number</u>	<u>Parcel Address</u>	<u>Current Owner</u>	<u>Legal Description</u>	<u>Area</u>
10006466.	2801 16TH ST	NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION	W 16TH S 10 FT 103 102 EXC W 47 FT OF S 17.50 FT E 59.85 FT 101 SUB OF P C 44 L68 P2- 3 DEEDS, W C R 10/31 90 IRREG	0.159 AC
10006465.	2819 16TH ST	NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION	W 16TH S 10 FT 104 N 30 FT 103 SUB OF P C 44 L68 P2-3 DEEDS, W C R 10/31 40 X 106.85	0.098 AC
10005992.	2826 16TH ST	NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION	E 16TH 118 SUB OF P C 44 L68 P2- 3 DEEDS, W C R 10/31 40 X 106.85	0.098 AC
10006464.	2827 16TH ST	NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION	W 16TH N 30 FT 104 SUB OF P C 44 L68 P2-3 DEEDS, W C R 10/31 30 X 106.85	0.074 AC
10005993.	2832 16TH ST	NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION	E 16TH S 28 FT 119 SUB OF P C 44 L68 P2-3 DEEDS, W C R 10/31 28 X 106.85	0.069 AC
10005994.	2838 16TH ST	NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION	E 16TH N 12 FT 119 S 20 FT 120 SUB OF P C 44 L68 P2-3 DEEDS, W C R 10/31 32 X 106.85	0.079 AC
10006462.	2841 16TH ST	NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION	W 16TH S 10 FT 107 106 SUB OF P C 44 L68 P2-3 DEEDS, W C R 10/31 50 X 106.85	0.122 AC
10005995.	2844 16TH ST	NORTH CORKTOWN	E 16TH N 20 FT 120 S 10.08 FT 121 SUB OF P C 44	0.073 AC

<u>Parcel Tax ID Number</u>	<u>Parcel Address</u>	<u>Current Owner</u>	<u>Legal Description</u>	<u>Area</u>
		NEIGHBORHOOD ASSOCIATION	L68 P2-3 DEEDS, W C R 10/31 30.08 X 106.85	
10006461.	2895 16TH ST	NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION	W 16TH S 1/2 108 N 30 FT 107 SUB OF P C 44 L68 P2-3 DEEDS, W C R 10/31 50 X 106.85	0.123 AC
10006628.	2822 17TH ST	DETROIT LAND BANK AUTHORITY	E 17TH S 40 FT 393 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 40 X 150	0.138 AC
10006634.	2874 17TH ST	DETROIT LAND BANK AUTHORITY	E 17TH 398 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 50 X 150	0.172 AC
10006635.001	2882 17TH ST	DETROIT LAND BANK AUTHORITY	E 17TH S 25.80 FT 399 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 25.80 X 150	0.089 AC
10006635.002L	2886 17TH ST	DETROIT LAND BANK AUTHORITY	E 17TH N 24.20 FT 399 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 24.20 X 150	0.083 AC
10006636.	2890 17TH ST	DETROIT LAND BANK AUTHORITY	E 17TH S 30 FT 400 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 30 X 150	0.104 AC
10006637.	2898 17TH ST	DETROIT LAND BANK AUTHORITY	E 17TH N 20 FT OF W 67 FT 400 S 13 FT OF W 67 FT 401 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 33 X 67	0.051 AC

<u>Parcel Tax ID Number</u>	<u>Parcel Address</u>	<u>Current Owner</u>	<u>Legal Description</u>	<u>Area</u>
10006638.	2906 17TH ST	DETROIT LAND BANK AUTHORITY	17TH N 33 FT OF W 67 FT 401 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 33 X 67	0.051 AC
10000309.	2439 BUTTERNUT	DETROIT LAND BANK AUTHORITY	S BUTTERNUT W 32 FT OF E 83 FT OF N 20 FT 400 W 32 FT OF E 83 FT 401 SUB OF PT OF STANTON FARM L1 P157 PLATS, W C R 10/30 32 X 66	0.048 AC
10000308.	2433 BUTTERNUT	DETROIT LAND BANK AUTHORITY	S BUTTERNUT W 26 FT OF E 51 FT OF N 20 FT 400 W 26 FT OF E 51 FT 401 SUB OF PT OF STANTON FARM L1 P157 PLATS, W C R 10/30 26 X 66	0.039 AC
10000307.	2427 BUTTERNUT	DETROIT LAND BANK AUTHORITY	S BUTTERNUT E 25 FT OF N 20 FT 400 E 25 FT 401 SUB OF PT OF STANTON FARM L1 P157 PLATS, W C R 10/30 25 X 66	0.038 AC
10007058.	2811 17TH ST	DETROIT LAND BANK AUTHORITY	W 17TH 411 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 50 X 150	0.172 AC
10007057.	2821 17TH ST	DETROIT LAND BANK AUTHORITY	W 17TH S 25 FT 410 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 25 X 150	0.086 AC
10007055.002L	2831 17TH ST	DETROIT LAND BANK AUTHORITY	W 17TH S 24 FT 409 SUB OF STANTON FARM L1 P157 PLATS, W	0.083 AC

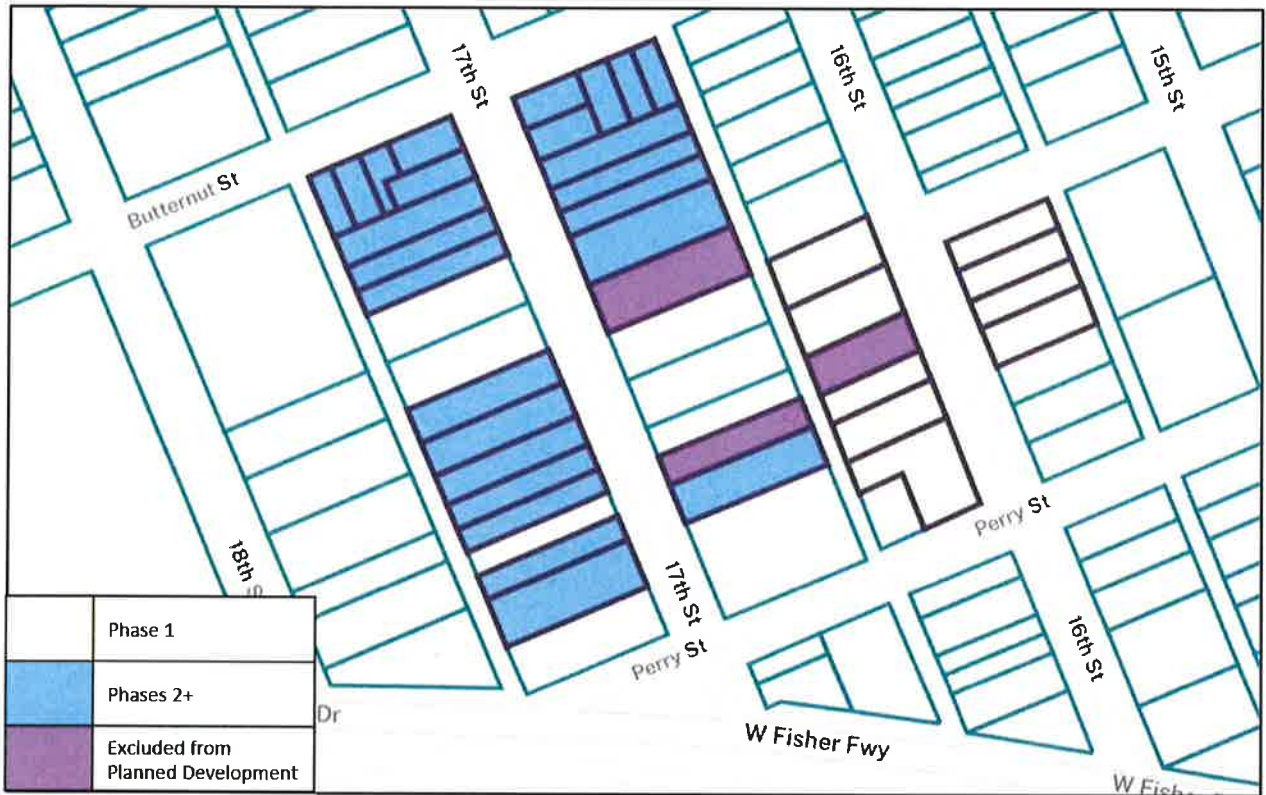
<u>Parcel Tax ID Number</u>	<u>Parcel Address</u>	<u>Current Owner</u>	<u>Legal Description</u>	<u>Area</u>
			C R 10/30 24 X 150	
10007055.001	2835 17TH ST	DETROIT LAND BANK AUTHORITY	W 17TH N 26 FT 409 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 26 X 150	0.089 AC
10007054.	2841 17TH ST	DETROIT LAND BANK AUTHORITY	W 17TH S 30 FT 408 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 30 X 150	0.104 AC
10007053.	2847 17TH ST	DETROIT LAND BANK AUTHORITY	W 17TH S 15 FT 407 N 20 FT 408 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 35 X 150	0.120 AC
10007052.	2853 17TH ST	DETROIT LAND BANK AUTHORITY	W 17TH N 35 FT 407 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 35 X 150	0.121 AC
10007049.	2877 17TH ST	DETROIT LAND BANK AUTHORITY	W 17TH S 1/2 404 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 25 X 150	0.086 AC
10007048.	2881 17TH ST	DETROIT LAND BANK AUTHORITY	W 17TH N 1/2 404 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 25 X 150	0.086 AC
10007047.	2887 17TH ST	DETROIT LAND BANK AUTHORITY	W 17TH S 32 FT 403 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 32 X 150	0.110 AC
10000312.	2527 BUTTERNUT	DETROIT LAND BANK AUTHORITY	S BUTTERNUT W 23.6 FT 402 W 23.6 FT OF N 18	0.035 AC

<u>Parcel Tax ID Number</u>	<u>Parcel Address</u>	<u>Current Owner</u>	<u>Legal Description</u>	<u>Area</u>
			FT 403 SUB OF PT OF STANTON FARM L1 P157 PLATS, W C R 10/30 23.6 X 64	
10000311.	2521 BUTTERNUT	DETROIT LAND BANK AUTHORITY	S BUTTERNUT W 30 FT OF E 126.40 FT 402 W 30 FT OF E 126.40 FT OF N 18 FT 403 SUB OF PT OF STANTON FARM L1 P157 PLATS, W C R 10/30 30 X 64	0.044 AC
10000310.	2517 BUTTERNUT	DETROIT LAND BANK AUTHORITY	S BUTTERNUT W 30 FT OF E 96.40 FT 402 EXC E 16.60 FT OF W 83 FT OF S 12 FT E 13.40 FT OF W 67 FT OF N 18 FT 403 SUB OF PT OF STANTON FARM L1 P157 PLATS, W C R 10/30 30 IRREG	0.033 AC
10007045.	2903 17TH ST	DETROIT LAND BANK AUTHORITY	W 17TH N 34 FT OF E 66.40 FT 402 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 34 X 66.40	0.052 AC
10007046.	2893 17TH ST	DETROIT LAND BANK AUTHORITY	W 17TH S 12 FT OF E 83 FT 402 N 18 FT OF E 83 FT 403 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 30 X 83	0.057 AC
10006633.	2862 17TH ST	DETROIT LAND BANK AUTHORITY	E 17TH 397 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 50 X 150	0.172 AC

<u>Parcel Tax ID Number</u>	<u>Parcel Address</u>	<u>Current Owner</u>	<u>Legal Description</u>	<u>Area</u>
10006629.	2828 17TH ST	GEORGE OSCAR VIDAS	E 17TH N 10 FT 393 S 20 FT 394 SUB OF STANTON FARM L1 P157 PLATS, W C R 10/30 30 X 150	0.103 AC
10006463.	2835 16TH ST	NORTH CORK LIMITED PARTNERSHIP	W 16TH 105 SUB OF P C 44 L68 P2- 3 DEEDS, W C R 10/31 40 X 106.85	0.098 AC

Attachment B

Map of Parcel(s) for of Proposed Neighborhood Enterprise Zone





July 29, 2024

Antoine Bryant, Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: Neighborhood Enterprise Zone – **North Corktown Neighborhood Association & North Corktown Equitable Housing Initiative**

Property Address: See attached list
Parcel ID: See attached list

Dear Mr. Bryant:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Neighborhood Enterprise Zone District located in the **Corktown** area in the City of Detroit.

The rationale for creating NEZ projects under PA 147 of 1992, as amended, must be based on the anticipation of market value added to the neighborhood upon completion of new construction and/or significant rehabilitation of existing housing stock.

The proposed area consists of 37 vacant parcels with a total of 3.359 acres of land. The proposed project consists of constructing seven (7) single-family homes and two (2) duplex townhomes as well as subsequent phases that will include a to-be-determined amount of housing units. The current True Cash Value of the proposed area is \$33,855. The True Cash Value of this area would be expected to increase due to the new construction of this project.

Per MCL 207.772 Sec 2 (g) "New facility" means 1 or both of the following:

- (i) A new structure or a portion of a new structure that has as its primary purpose residential housing consisting of 1 or 2 units, 1 of which is or will be occupied by an owner as his or her principal residence. New facility includes a model home or a model condominium unit. New facility includes a new individual condominium unit, in a structure with 1 or more condominium units, that has as its primary purpose residential housing and that is or will be occupied by an owner as his or her principal residence. Except as provided in subparagraph (ii), new facility does not include apartments.
- (ii) A new structure or a portion of a new structure that meets all of the following: (A) Is rented or leased or is available for rent or lease. (B) Is a mixed use building or located in a mixed-use building that contains retail business space on the street level floor. (C) Is located in a qualified downtown revitalization district.

Per MCL 207.772 Sec 2 (m) "Rehabilitated facility" means the following:

"Rehabilitated facility" means, except as otherwise provided in section 2a, an existing structure or a portion of an existing structure with a current true cash value of \$120,000.00 or less per unit that has or will have as its primary purpose residential housing, consisting of 1 to 8 units, the owner of which proposes improvements that if done by a licensed contractor would cost in excess of \$10,000.00 per owner-occupied unit or 50% of the true cash value, whichever is less, or \$15,000.00 per nonowner-occupied unit or 50% of the true cash value, whichever is less, or the owner proposes improvements that would be done by the owner and not a licensed contractor and the cost of the materials would be in excess of \$3,000.00 per owner-occupied unit or \$4,500.00 per nonowner-occupied unit



Neighborhood Enterprise Zone
North Corktown Neighborhood Association & North Corktown Equitable Housing Initiative
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and will bring the structure into conformance with minimum local building code standards for occupancy or improve the livability of the units while meeting minimum local building code standards. Rehabilitated facility also includes an individual condominium unit, in a structure with 1 or more condominium units that has as its primary purpose residential housing, the owner of which proposes the above-described improvements. Rehabilitated facility also includes existing or proposed condominium units in a qualified historic building with 1 or more existing or proposed condominium units. Rehabilitated facility does not include a facility rehabilitated with the proceeds of an insurance policy for property or casualty loss. A qualified historic building may contain multiple rehabilitated facilities.

Per MCL 207.773 Sec. 3. (1) The governing body of a local governmental unit by resolution may designate 1 or more neighborhood enterprise zones within that local governmental unit. Except as otherwise provided in this subsection, a neighborhood enterprise zone shall contain not less than 10 platted parcels of land. A neighborhood enterprise zone located in a qualified downtown revitalization district may contain less than 10 platted parcels if the platted parcels together contain 10 or more facilities. All the land within a neighborhood enterprise zone shall also be compact and contiguous. Contiguity is not broken by a road, right-of-way, or property purchased or taken under condemnation if the purchased or condemned property was a single parcel prior to the sale or condemnation.

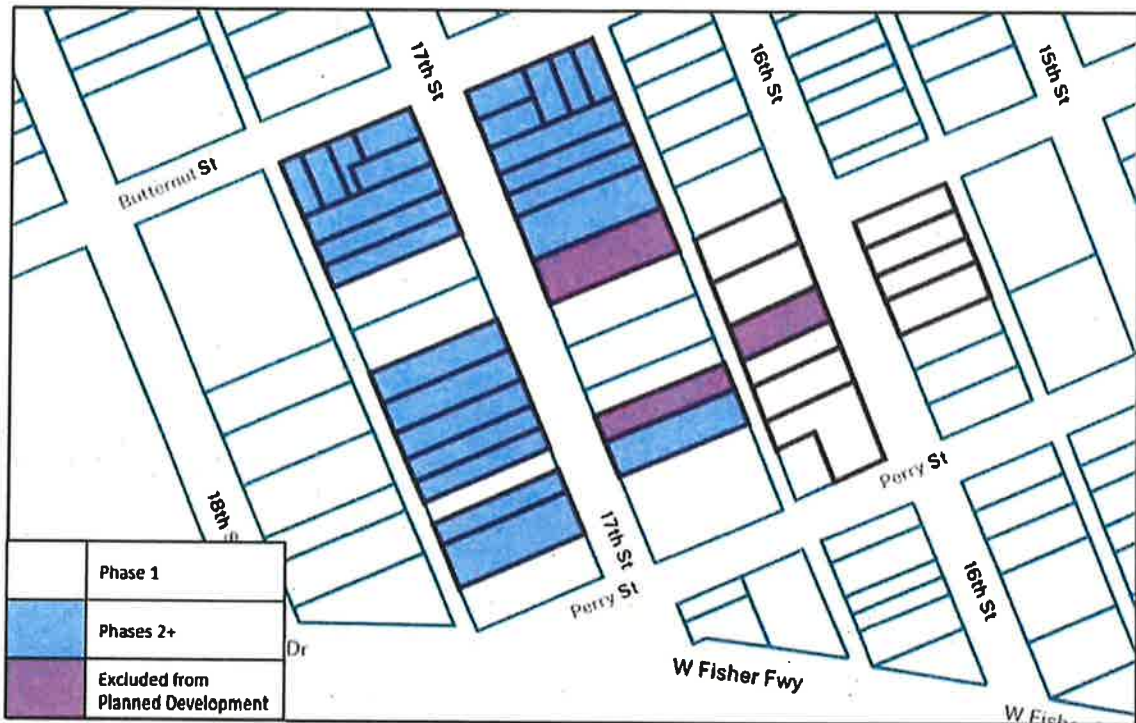
Upon review of project details and relevant statutes, it has been determined that this proposed district located in the **Corktown area** is eligible for designation as a Neighborhood Enterprise Zone per PA 147 of 1992, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors



Neighborhood Enterprise Zone
 North Corktown Neighborhood Association & North Corktown Equitable Housing Initiative
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COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MI 48226
PHONE: 313•224•3011
FAX: 313•224•9400

10006465.	2819 16TH ST	NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION	W 16TH S 10 FT 104 N 30 FT 103 SUB OF P C 44 168 P2-3 DEEDS, W C R 10/31 40 X 106.85	0.098 AC
10005992.	2826 16TH ST	NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION	E 16TH 118 SUB OF P C 44 L68 P23 DEEDS, W C R 10/31 40 x 106.85	0.098 AC
10006464	2827 16TH ST	NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION	W 16TH N 30 FT 104 SUB OF P C 44 168 P2-3 DEEDS, W C R 10/31 30 X 106.85	0.074 AC
10005993.	2832 16TH ST	NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION	E 16TH S 28 FT 119 SUB OF P C 44 L68 P2-3 DEEDS, W C R 10/31 28 X 106.85	0.069 AC
10005994.	2838 16TH ST	NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION	E 16TH N 12 FT 119 S 20 FT 120 SUB OF P C 44 168 P2-3 DEEDS, W C R 10/31 32 X 106.85	0.079 AC



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10006462.	2841 16TH ST	NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION	W 16TH S 10 FT 107 106 SUB OF P C 44 L68 P2-3 DEEDS, W C R 10/31 50 x 106.85	0.122 AC
10005995	2844 16TH ST	NORTH CORKTOWN	E 16TH N 20 FT 120 S 10.08 FT 121 SUB OF P C 44	0.073 AC
10006461.	2895 16TH ST	NORTH CORKTOWN NEIGHBORHOOD ASSOCIATION	W 16TH S 1/2 108 N 30 FT 107 SUB OF P C 44 L68 P23 DEEDS, WC R 10/31 50 x 106.85	0.123 AC
10006628.	2822 17TH ST	DETROIT LAND BANK AUTHORITY	E 17TH S 40 FT 393 SUB OF STANTON FARM LI "157 PLATS, W C R 10/30 40 x 150	0.138 AC
10006634	2874 17TH ST	DETROIT LAND BANK AUTHORITY	E 17TH 398 SUB OF STANTON FARM LI "157 PLATS, WC R 10/30 50 x 150	0.172 AC



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10006635.001	2882 17TH ST	DETROIT LAND BANK AUTHORITY	E 17TH S 25.80 FT 399 SUB OF STANTON FARM LI "157 PLATS, W C R 10/30 25.80 X 150	0.089 AC
10006635.0021	2886 17TH ST	DETROIT LAND BANK AUTHORITY	E 17TH N 24.20 FT 399 SUB OF STANTON FARM LI P157 PLATS, W C R 10/30 24.20 X 150	0.083 AC
10006636.	2890 17TH ST	DETROIT LAND BANK AUTHORITY	E 17TH S 30 FT 400 SUB OF STANTON FARM LI P157 PLATS, W C R 10/30 30 X 150	0.104 AC
10006637.	2898 17TH ST	DETROIT LAND BANK AUTHORITY	E 17TH N 20 FT OF W 67 FT 400 S 13 FT OF W 67 FT 401 SUB OF STANTON FARM LI P157 PLATS,	0.051 AC



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10007058.	2811 17TH ST	DETROIT LAND BANK AUTHORITY	W 17TH 411 SUB OF STANTON FARM LI "157 PLATS, W C R 10/30 50 x 150	0.172 AC
10007057	2821 17TH ST	DETROIT LAND BANK AUTHORITY	W 17TH S 25 FT 410 SUB OF STANTON FARM LI P157 PLATS, W C R 10/30 25 X 150	0.086 AC
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10007053.	2847 17TH ST	DETROIT LAND BANK AUTHORITY	W 17TH S 15 FT 407 N 20 FT 408 SUB OF STANTON FARM LI P157 PLATS, W C R 10/30 35 x 150	0.120 AC
10007052.	2853 17TH ST	DETROIT LAND BANK AUTHORITY	W 17TH N 35 FT 407 SUB OF STANTON FARM LI P157 PLATS, W C R 10/30 35 X 150	0.121 AC
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10000312	2527 BUTTERNUT	DETROIT LAND BANK AUTHORITY	S BUTTERNUT W 23.6 FT 402 W 23.6 FT OF N 18	0.035 AC
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10000311.	2521 BUTTERNUT	DETROIT LAND BANK AUTHORITY	S BUTTERNUT W 30 FT OF E 126.40 FT 402 W 30 FT OF E 126.40 FT OF N 18 FT 403 SUB	0.044 AC
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10000310.	2517 BUTTERNUT	DETROIT LAND BANK AUTHORITY	S BUTTERNUT W 30 FT OF E 96.40 FT 402 EXC E 16.60 FT OF W 83 FT OF S 12 FT E 13.40 FT OF W 67 FT OF N 18 FT 403 SUB OF PT OF STANTON FARM LI P157 PLATS	0.033 AC
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10007045	2903 17TH ST	DETROIT LAND BANK AUTHORITY	W 17TH N 34 FT OF E 66.40 FT 402 SUB OF STANTON FARM LI P157 PLATS, W C R 10/30 34 x 66.40	0.052 AC
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10007046.	2893 17TH ST	DETROIT LAND BANK AUTHORITY	W 17TH S 12 FT OF E 83 FT 402 N 18 FT OF E 83 FT 403 SUB OF STANTON FARM LI "157 PLATS, W	0.057 AC
10006633	2862 17TH ST	DETROIT LAND BANK AUTHORITY	E 17TH 397 SUB OF STANTON FARM LI P157 PLATS, W C R 10/30 50 x 150	0.172 AC

<u>Parcel Tax ID Number</u>	<u>Parcel Address</u>	<u>Current Owner</u>	<u>Legal Description</u>	<u>Area</u>
10006629	2828 17TH ST	GEORGE OSCAR VIDAS	E 17TH N 10 FT 393 S 20 FT 394 SUB OF STANTON FARM LI P157 PLATS, W C R 10/30 30 x 150	0.103 AC
10006463	2835 16TH ST	NORTH CORK LIMITED PARTNERSHIP	W 16TH 105 SUB OF P C 44 168 P23 DEEDS	0.098 AC



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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TO: Justus Cook, Housing and Revitalization
FROM: Gregory Moots, Planning and Development
RE: Master Plan Interpretation for **Neighborhood Enterprise Zone** (PA 147) at an area generally described as being on each side of 17th Street between Perry and Butternut Streets (Associated to Petition #2024-235)
DATE: July 19, 2024

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 147 of 1992 (section 207.773), the Planning and Development Department's Planning Division submits the following interpretation for the proposed establishment of Neighborhood Enterprise Zone (NEZ). The Petitioner is North Corktown Neighborhood Association and North Corktown Equitable Housing Initiative.

Location and Project Proposal: Parcels between Perry and Butternut Streets on both sides of 17th Street. The initial phase is to construct seven (7) single family homes and two (2) duplex townhomes.

Current Master Plan (MP) & Zoning: MP Classification – Low – Medium Density Residential (RLM)
Zoning – Two-family Residential (R2)

Master Plan Interpretation

The subject site area is designated Medium Density Residential (RLM). These areas "... should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on- street parking, or garages with alley access."

The following policy of the Jeffries neighborhood describe the following recommendations:

- GOAL 2: Revitalize neighborhoods with poor housing conditions
- Policy 2.1: Target the area southwest of Grand River for construction of affordable and market rate single-family homes and townhouses in a manner consistent with the scale and character of the existing housing stock.

The proposed development conforms to the Future General Land Use characteristics of the area.