

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Adrian-Keith Bennett
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Frederick E. Russell, Jr.
Rachel M. Udabe

October 2, 2024

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the construction of a new single-family house at 926 West Willis in the Midtown Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Clerk forwarded to the City Planning Commission (CPC) an application requesting a 15-year Neighborhood Enterprise Zone (NEZ) certificate for the construction of a single-family house at 926 W. Willis. The property is located just east of the Lodge Freeway.

The petitioner is Sandra Troup, and the developer is her partner, Dwayne Coleman. Ms. Troup grew up in Detroit, has lived here most of her life, and would like to move back to Detroit after living in Southfield for 10 years. Ms. Troup is proposing to build a 1,770 square foot 2-story single-family house with 3 bedrooms, 2 baths and a detached 3-car garage. Ms. Troup indicates the cost to build would be approximately \$352,000. Proposed plans are attached for reference.

The petitioner would also like to build an accessory dwelling unit (877 square feet with 2 bedrooms and 2 baths) above the garage. However, in order to be built, the accessory dwelling unit would need a variance from the Board of Zoning Appeals. If approved, the apartment would have a rental rate of \$2,000 per month; it appears 80% AMI for 2 bedrooms is about \$1,728 per month.

The subject property has been confirmed as being within the boundaries of the Midtown NEZ, which was established by City Council in March 1999 and should be eligible for NEZ certificate under the State NEZ Act (Act 147 of 1992) as currently written.

The NEZ Act (Act 147 of 1992) states the application for the certificate must be filed before a building permit is issued. However, the NEZ Act allows a certificate to be filed not later than 6 months following the date the building permit is issued provided the local government allows by resolution. The petitioner indicates the NEZ certificate application was submitted July 9, 2024 and they applied for a building permit on August 2, 2024.

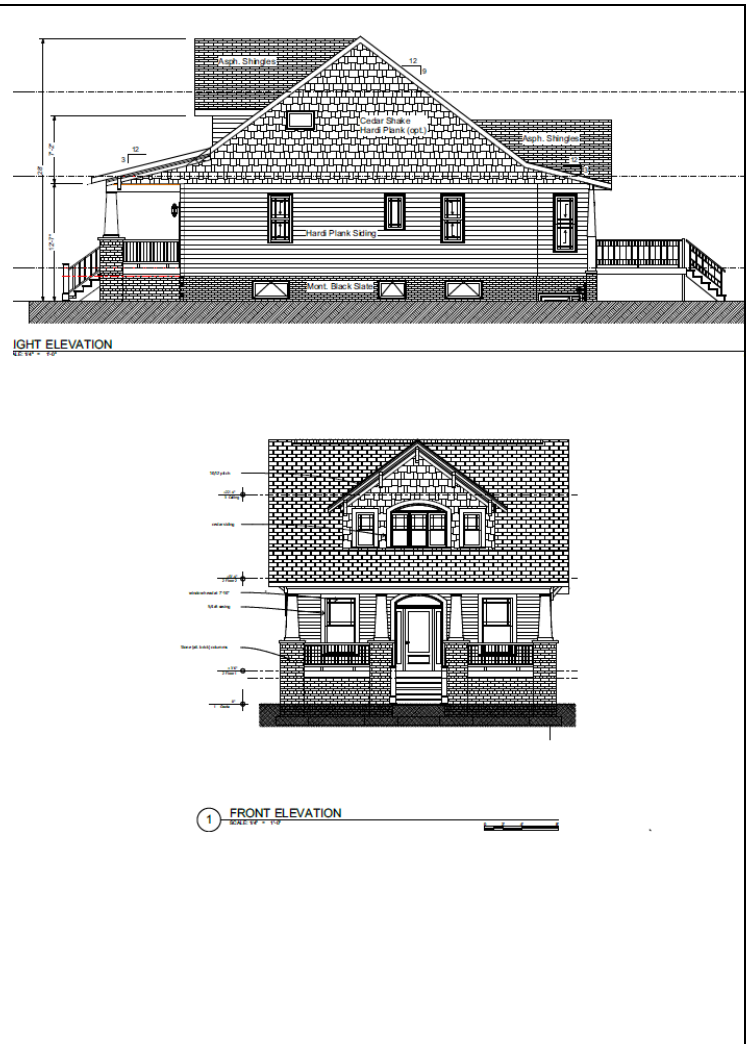
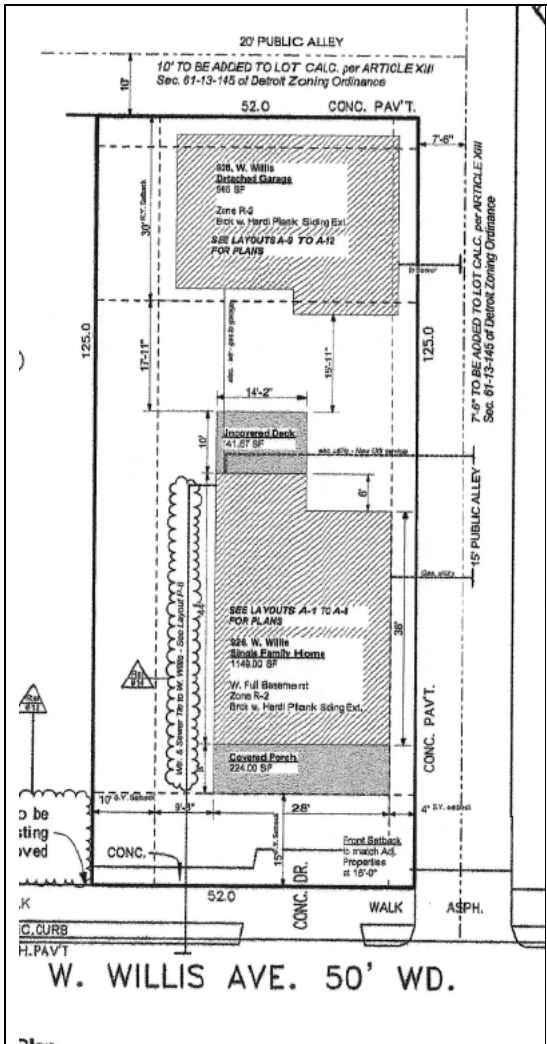
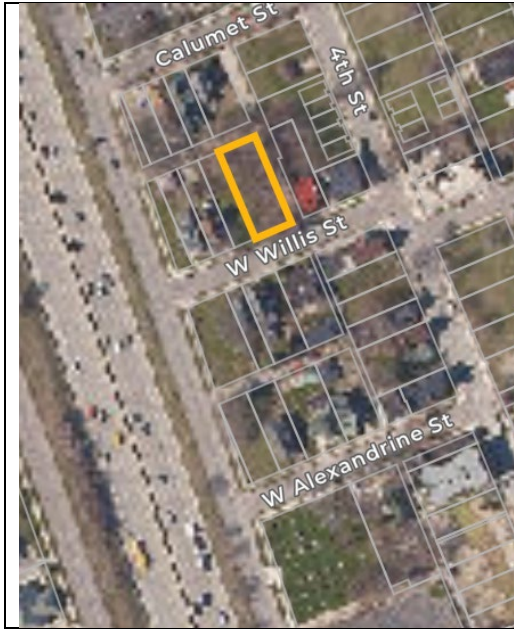
CPC staff has reviewed the application and recommends approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC

cc: Angela Jones, City Clerk



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 ad valorem property taxes, and the imposition of specific 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.

NOW, THEREFORE, BE IT RESOLVED, That the Detroit City Council approves the submission of the application to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificate if the application was filed not more than 6 months after the date of the issuance of a building permit for the facility.

BE IT FINALLY RESOLVED, That the Detroit City Council approve the following for receipt of a Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Midtown	926 W. Willis	07-1077