

# City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Andre P. Gilbert II  
Deputy City Clerk

October 16, 2024

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

**Re: Application for Neighborhood Enterprise Zone Certificate for  
Pullman Parc Area**

Dear Council Members:

On October 21, 1992, your Honorable Body established Neighborhood Enterprise Zones. I am in receipt of twenty-three (23) applications for Pullman Parc 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.

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# City of Detroit

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Chairperson  
**Melanie Markowicz**  
Vice Chair/Secretary

**Marcell R. Todd, Jr.**  
Director  
**Christopher Gulock, AICP**  
Deputy Director

**CITY PLANNING COMMISSION**  
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**Rachel M. Udabe**

October 14, 2024

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Applications for 23 new condominium units in the Pullman Parc Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received 23 applications requesting Neighborhood Enterprise Zone (NEZ) certificates for new for-sale condominium units. The addresses include the following: 1042 Friends Drive, Unit 001, 1044 Friends Drive, Unit 002, 1046 Friends Drive, Unit 003, 1048 Friends Drive, Unit 004, 1050 Friends Drive, Unit 005, 1052 Friends Drive, Unit 006, 1084 Hampton Circle, Unit 061, 1082 Hampton Circle, Unit 062, 1080 Hampton Circle, Unit 063, 1078 Hampton Circle, Unit 064, 1076 Hampton Circle, Unit 065, 1074 Hampton Circle, Unit 066, 1072 Hampton Circle, Unit 067, 1070 Hampton Circle, Unit 068, 1068 Hampton Circle, Unit 069, 1066 Hampton Circle, Unit 070, 1064 Hampton Circle, Unit 071, 1062 Hampton Circle, Unit 072, 1060 Hampton Circle, Unit 073, 1058 Hampton Circle, Unit 074, 1056 Hampton Circle, Unit 075, 1054 Hampton Circle, Unit 076, and 1052 Hampton Circle, Unit 077. The applicant is seeking a 15-year tax abatement.

The subject project is located on the near east side north of E. Lafayette Street, just east of the Dequindre Cut.




In March 2021, the City Council originally approved NEZ certificates for 56 for-sale condominium units for this development of which 29 have been or are in the process of being built. The project plan has since been amended to expand the garage sizes from 1-car to 2-car, which reduced the total units from 56 to 52 units. Also, the NEZ certificates for the remaining 23 have expired and need to be reapplied for. Attached is a site plan showing the location of the various units.

The petitioner for the certificates is Robertson Pullman Parc LLC; the developer is Robertson Homes, which has developed several projects in Detroit in recent years. The developer indicates the project consists of attached townhomes. Each unit will have about 2,000 square feet (approximately 400 square feet of garage space and 1,600 square feet of living space) and two bedrooms. The estimated project cost per unit is \$193,648 which does not include internal costs, sales cost, land or land development costs. The estimated price of each townhome is \$419,990. Regarding parking, each townhouse will have a 2-car attached garage. Regarding accessibility, because the buildings are multi-level town homes without elevators, they are not required to be ADA compliant.

It appears the NEZ certificate applications have been submitted prior to the issuance of applicable building permits. The NEZ Act (Act 147 of 1992) states the applications must be filed before a building permit is issued or not more than 6 months after the date of the issuance of a building permit for the facility. The certificate applications were submitted to the City Clerk's office on September 27, 2024.

The subject property has been confirmed as being within the boundaries of the Pullman Parc NEZ which was established by a vote of City Council in November 2019. CPC staff has reviewed the applications and recommends approval. A resolution is attached for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



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

cc: Janice Winfrey, City Clerk  
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 applications to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificate if the applications were 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 approves 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>
Pullman Parc	1042 Friends Drive, Unit 001	07-1090
Pullman Parc	1044 Friends Drive, Unit 002	07-1091
Pullman Parc	1046 Friends Drive, Unit 003	07-1092
Pullman Parc	1048 Friends Drive, Unit 004	07-1093
Pullman Parc	1050 Friends Drive, Unit 005	07-1094
Pullman Parc	1052 Friends Drive, Unit 006	07-1095
Pullman Parc	1084 Hampton Circle, Unit 061	07-1096
Pullman Parc	1082 Hampton Circle, Unit 062	07-1097
Pullman Parc	1080 Hampton Circle, Unit 063	07-1098
Pullman Parc	1078 Hampton Circle, Unit 064	07-1099
Pullman Parc	1076 Hampton Circle, Unit 065	07-1100
Pullman Parc	1074 Hampton Circle, Unit 066	07-1101
Pullman Parc	1072 Hampton Circle, Unit 067	07-1102
Pullman Parc	1070 Hampton Circle, Unit 068	07-1103
Pullman Parc	1068 Hampton Circle, Unit 069	07-1104
Pullman Parc	1066 Hampton Circle, Unit 070	07-1105
Pullman Parc	1064 Hampton Circle, Unit 071	07-1106
Pullman Parc	1062 Hampton Circle, Unit 072	07-1107
Pullman Parc	1060 Hampton Circle, Unit 073	07-1108
Pullman Parc	1058 Hampton Circle, Unit 074	07-1109
Pullman Parc	1056 Hampton Circle, Unit 075	07-1110
Pullman Parc	1054 Hampton Circle, Unit 076	07-1111
Pullman Parc	1052 Hampton Circle, Unit 077	07-1112