

Donovan Smith  
Chairperson  
Melanie Markowicz  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director  
Christopher Gulock, AICP  
Deputy 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](mailto:cpc@detroitmi.gov)

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

May 30, 2025

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Application for a new mixed-use 50-unit apartment building at 20201 Livernois in the 20201 Livernois Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

The office of the City Planning Commission (CPC) has received an application requesting a Neighborhood Enterprise Zone (NEZ) certificate for the construction of a new 50-unit rental apartment building at 20201 Livernois Avenue located in the Avenue of Fashion area.

The property is generally located on the west side of Livernois Avenue between Norfolk and Chippewa Streets. The petitioner is 20201 Development LLC which is operated by majority member Kevin Schroeder and minority member Kevin Brandon. The Brown Schroeder and Company is a Michigan construction company operating for the past 52 years.

The site is presently developed with a single-story warehouse (formerly Fred's Unique Furniture and Hotel Liquidation store) to be demolished. The developers are proposing to build a new 3-story mixed-use building. Levels two and three will include 50 residential apartments divided as follows: 12 studio units, 34 one-bedroom units, and 4 two-bedroom units. The project will cost over \$11 million dollars, and it is estimated to have a cost per unit of \$163,753.

The unit type, size and rental prices provided by the developer are shown in the following table:

INCOME RESIDENTIAL TENANTS				
Unit Type	# Units	Baths	Sq. Ft.	Mo. Rent
Studio	3	1.0	406	\$1,130
Studio	1	1.0	435	\$1,200
Studio	2	1.0	493	\$1,370
1-bdr	2	1.0	552	\$1,655
1-bdr	8	1.0	591	\$1,800
1-bdr	10	1.0	614	\$1,900
1-bdr	5	1.0	624	\$1,900
1-bdr	3	1.0	647	\$1,950
1-bdr	3	1.0	698	\$2,050
2-bdr	2	2.0	1,018	\$2,400
Studio	1	1.0	406	\$1,100
Studio	3	1.0	435	\$1,155
Studio	2	1.0	493	\$1,155
1-bdr	1	1.0	624	\$836
1-bdr	1	1.0	647	\$836
1-bdr	1	1.0	698	\$836
2-bdr	2	1.0	972	\$1,201

Regarding affordability, as shown in the table above, the petitioner indicates 11 of the 50 units will be more affordable divided as follows:

- 6 studio units will be offered at 80% AMI
- 2 two-bedroom units will be offered at 70% AMI
- 3 one-bedroom units will be offered at 60% AMI

The development will include 63 parking spaces, divided as follows:

- 39 spaces for the market rate apartments at \$75 per month
- 11 spaces for the affordable apartments at no charge
- 13 spaces for the commercial tenants at no charge

Regarding accessibility, the developer indicates the following will be provided:

- 3 accessible parking spaces
- Automatic open doors for apartment building entries
- 2 elevators
- 2 fully accessible units
- 48 Type B units incorporating universal design features

The subject property has been confirmed as being within the boundaries of the 20201 Livernois NEZ which was established by City Council on March 18, 2025, and should be eligible for NEZ certificate under the State NEZ Act (Act 147 of 1992). The petitioner submitted the NEZ certificate application dated May 5, 2025, to the City Clerk's office, and the building permit has not yet been issued. Therefore, it appears the NEZ certificate application has 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.

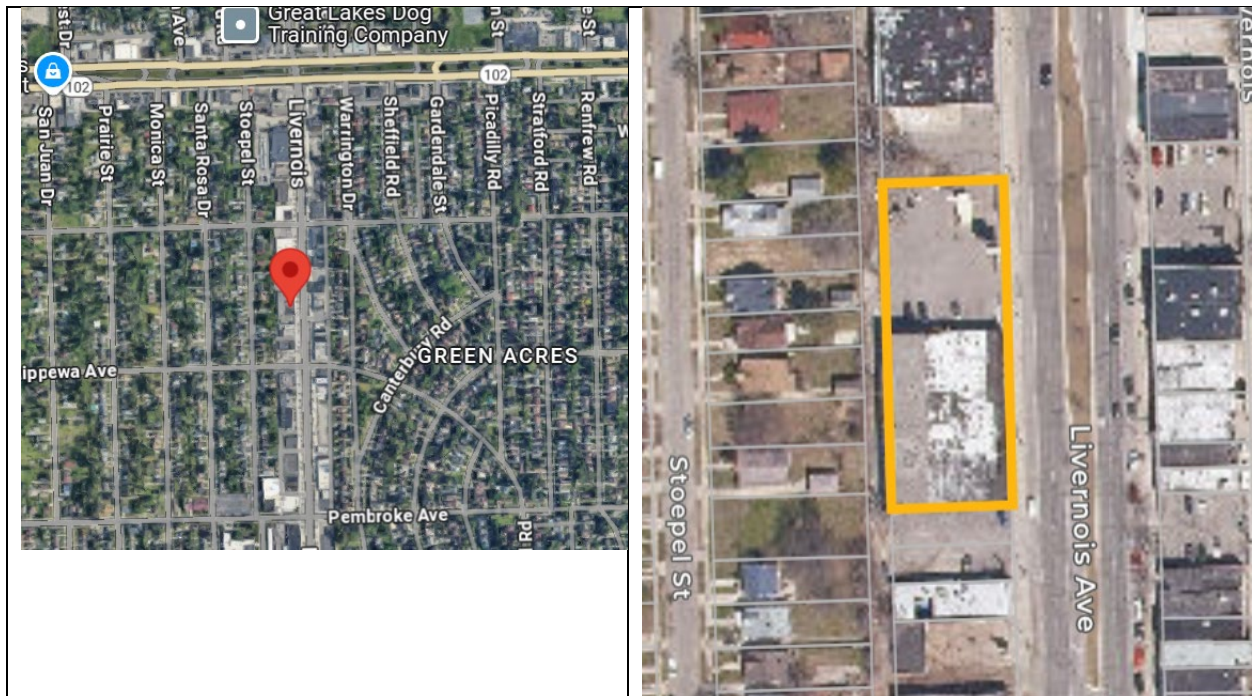
CPC staff have reviewed the application and recommend approval. A resolution is attached for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,



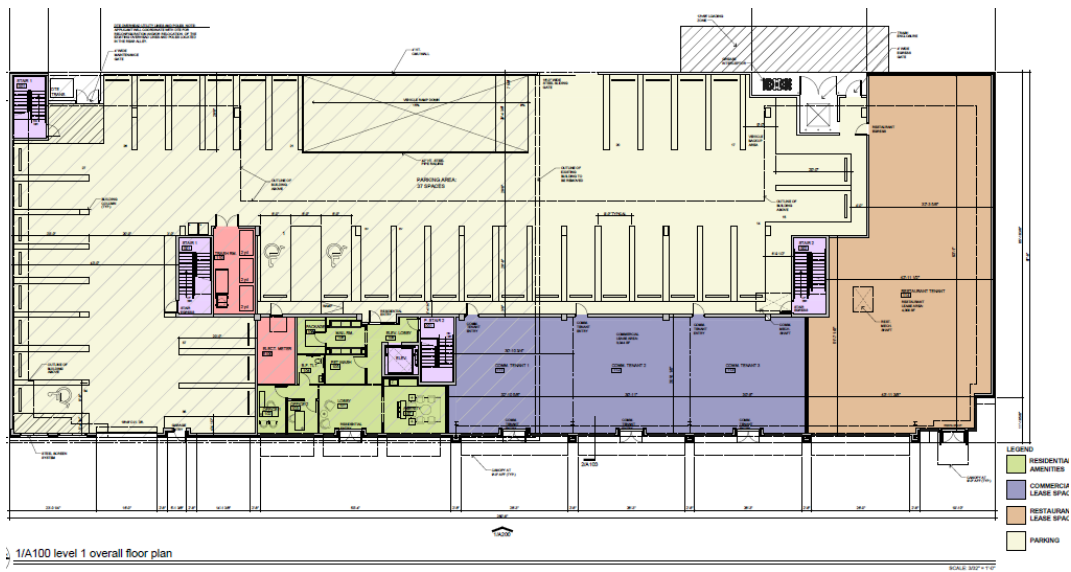
Marcell R. Todd, Jr., Director CPC  
Christopher J. Gulock, Deputy Director CPC

cc: Janice Winfrey, City Clerk  
Angela Jones, City Clerk





View from the North



1/100 level 1 overall floor plan

# 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 approves the following for receipt of a Neighborhood Enterprise Zone Certificate for a fifteen-year period:

<u><b>Zone</b></u>	<u><b>Address</b></u>	<u><b>Application No.</b></u>
20201 Livernois NEZ	20201 Livernois	25-034