

City of Detroit

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February 12, 2026

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the rehabilitation of a house at 8133 Kercheval in the West Village 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 rehabilitation of an existing house at 8133 Kercheval.

Property Background

The following is a summary of the property:

- The house is located on the north side of Kercheval between Maxwell and Parker Streets just east of Van Dyke. At the end of this report are maps of the location.
- The property contains a 2 ½ story house built in 1928 with approximately 1,700 square feet.
- The house was originally built as a single-family house, but in the past operated as a duplex.
- The lot is zoned B4 (General Business).
- Records show the house sold in November 2025 for \$170,000.
- Records from tax year 2025 show an assessed value of \$43,800 and a taxable value of \$2,811.
- The property is located in City Council District 5.

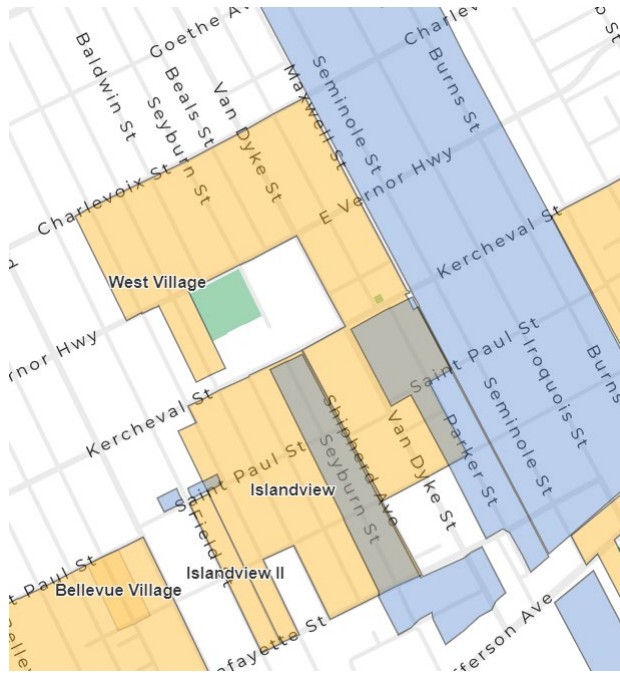
Proposal

The petitioners for the request are Elizabeth Cardwell and Nicole Shackelford who plan to convert the duplex back to a single-family house with 4 bedrooms as their primary residence. The estimated rehab cost is \$169,000 which will include structural modifications and repairs, windows, and upgrades to plumbing, electrical, and HVAC.

Regarding parking, the petitioners plan to park at the rear of the property off of the alley. Regarding accessibility, the petitioners propose practical accessibility considerations including wide inter circulation and modernized bathrooms with adequate clearances.

NEZ District Background

The request has been confirmed as being within the boundaries of the West Village NEZ. This zone was approved by City Council in November 2000; the petitioner at the time was the West Village Assoc and Steve Flum, a local Detroit architect. The zone contains approximately 87 acres.



Conclusion

The NEZ Act (Act 147 of 1992) states the NEZ certificate applications must be filed “before” a building permit is “issued” (or the application must not be filed 6 months later than the permits being issued with City Council approval). The petitioner submitted the NEZ certificate application dated January 12, 2026, to the City Clerk’s office. The petitioner applied for a building permit around January 9, 2026, but a building permit has not yet been issued.

The subject property has been confirmed as being within the boundaries of the West Village NEZ. CPC staff have reviewed the application and recommend approval. Attached is a resolution for Your consideration.

Respectfully submitted,



Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, Deputy 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 certificates 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>
West Village	8133 Kercheval	26-2

