

City of Detroit

Donovan Smith
Chairperson

Rachel M. Udabe
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

Christopher Gulock, AICP
Deputy Director

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
Gwendolyn A. Lewis, MBA
Frederick E. Russell, Jr.

January 28, 2026

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Application for the construction of a new single-family house at 4475 17th Street in the Core City 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 new single-family house located at 4475 17th Street.

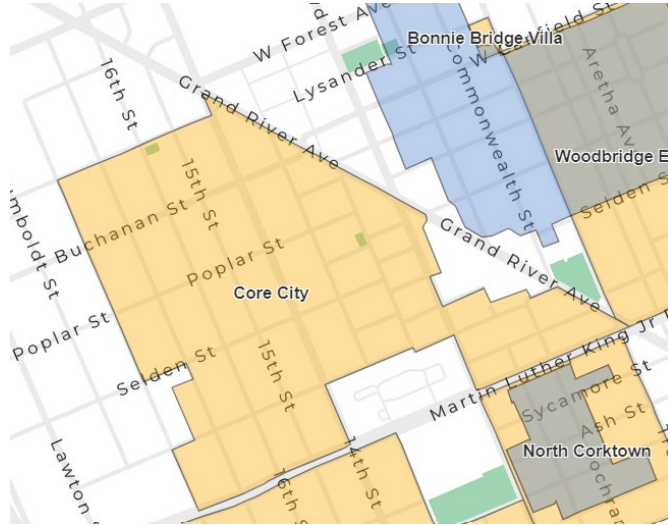
The address is located on the west side of 17th Street just south of West Forest Street. The site is vacant land in the Core City neighborhood and zoned R2 (Two-Family) residential. The subject block is completely vacant – it appears in the past the block was developed with about 20 houses. City records show no present taxable value – CPC staff assumes this is because it was previously owned by the Detroit Land Bank Authority (DLBA). Please see location maps at the end of this report.

The petitioner for the certificates is Folding Shed LLC; This project is being developed by Brooke Dexter and Ryan Kahen, the landowners who purchased the land through the DLBA and plan to use as their future primary residence.

The petitioner is proposing the construction of a new 2-story single-family house with 2,272 gross square feet, including 4 bedrooms and 3.5 bathrooms. Please see a copy of the site plan and elevations at the end of this report. The estimated project cost is \$750,000.

Regarding parking, the petitioner indicates a driveway will be included as part of the project. Regarding accessibility, the petitioner indicates they have included a bedroom on the ground floor.

The subject properties have been confirmed as being within the boundaries of the Core City NEZ, which was established by City Council in November 2004, and should be eligible for NEZ certificates under the State NEZ Act (Act 147 of 1992) as currently written. Below is a map showing the Core City NEZ which is generally bound by West Forest, Grand River, MLK Jr. Blvd, and 18th Street. This NEZ contains about 144 acres and was created from a request by Phoenix Group Consultants (Mel Washington)/Core City Neighborhood to create 60 new houses and condos. It appears this past project was never developed. However, over the years scattered new housing has been built.



The petitioner submitted the NEZ certificate application dated January 12, 2026, to the City Clerk. The petitioner indicates they have not yet applied for building permits. The NEZ Act (Act 147 of 1992) states the applications must be filed before (or within 6 months after) a building permit is issued.

CPC staff have reviewed the application and recommend 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
Christopher J. Gulock, Deputy Director CPC

cc: Angela Jones, City Clerk

Attachments

Resolution

By Council Member _____

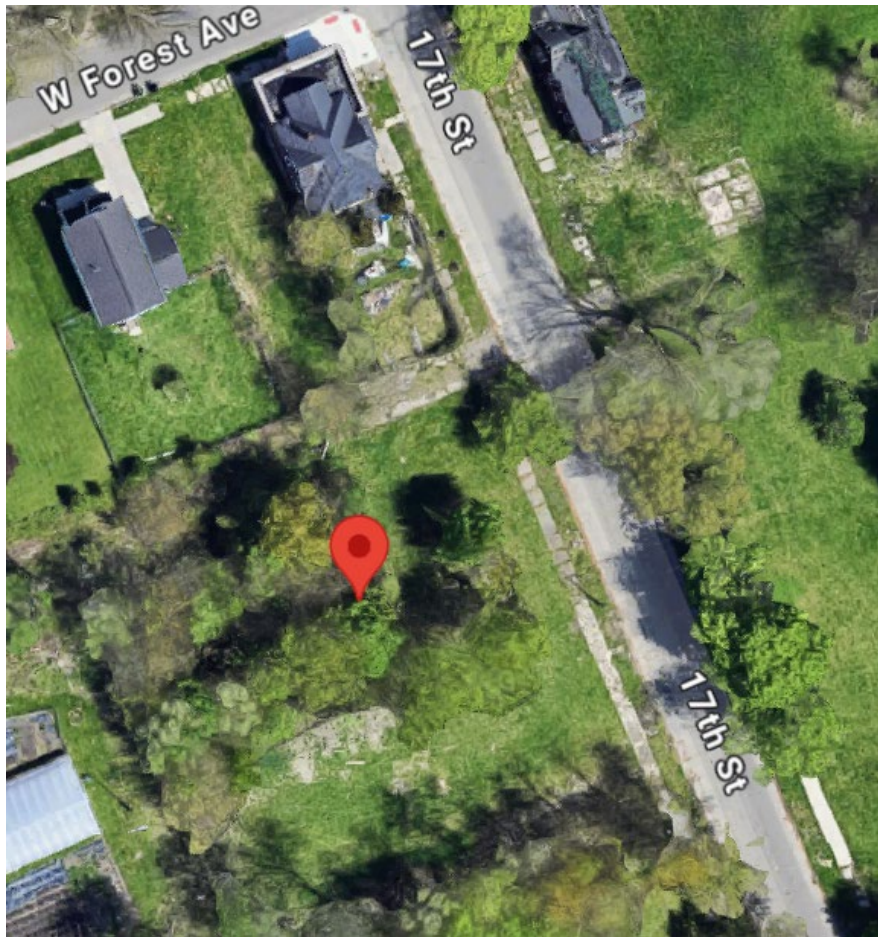
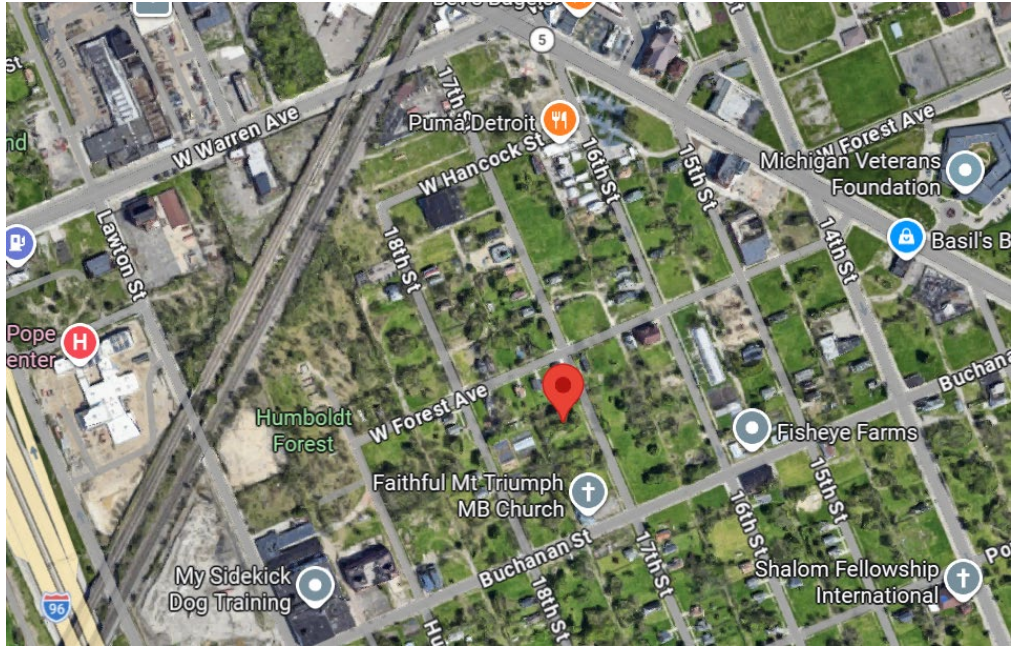
WHEREAS, Michigan Public Act 147 of 1992 allows the local legislative body to establish Neighborhood Enterprise Zones for the purpose of providing exemption from ad valorem property taxes, and the imposition of specific tax in lieu of ad valorem taxes; and

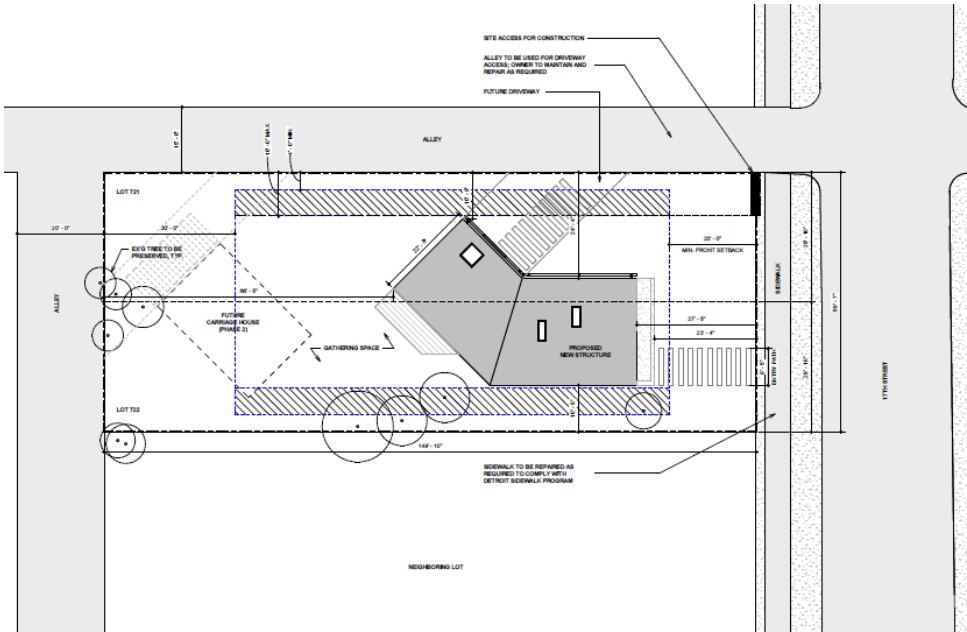
WHEREAS, The Detroit City Council has established a Neighborhood Enterprise Zone for the following area, in the manner required by and pursuant to Public Act 147 of 1992.

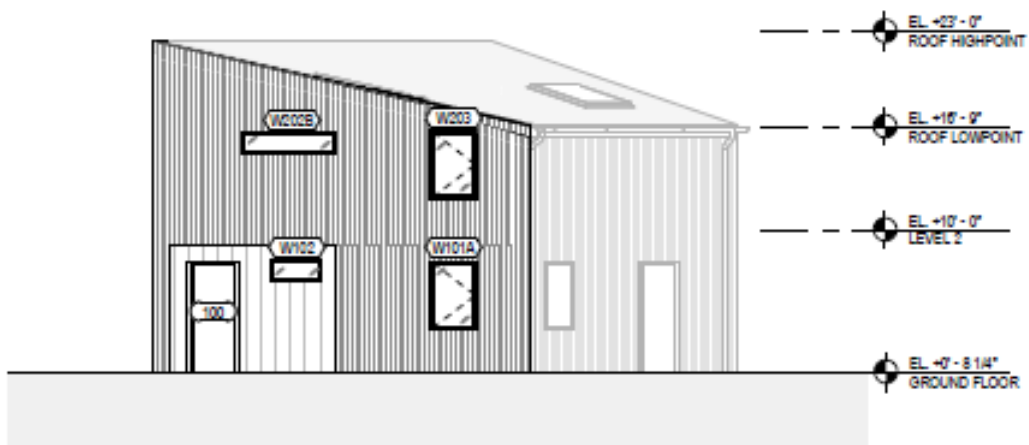
NOW, THEREFORE, BE IT RESOLVED, That the Detroit City Council approves the submission of the application to the State Tax Commission, and, if applicable, the City Council concurs with the issuance of the certificate if the application was filed not more than 6 months after the date of the issuance of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

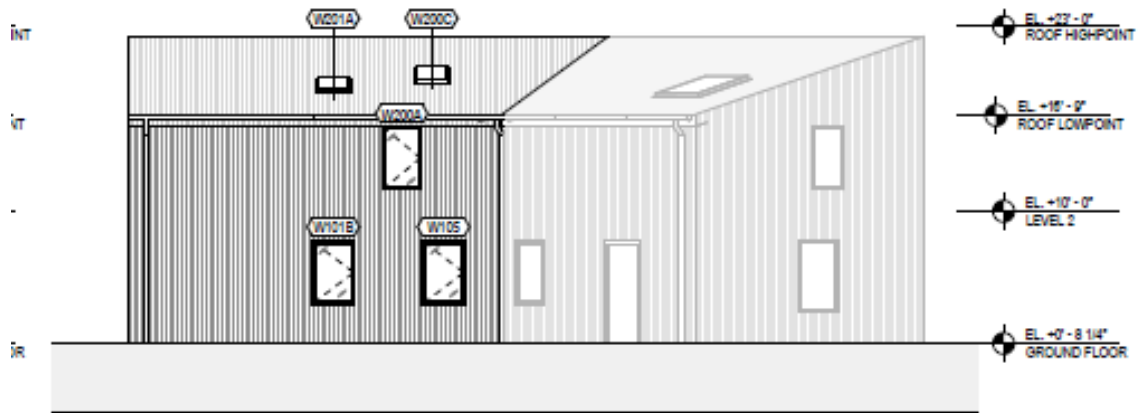
<u>Zone</u>	<u>Address</u>	<u>Application No.</u>
Core City	4475 17 th Street	26-3







① EAST ELEVATION - MAIN HOUSE
 1/8" = 1'-0"



② NORTH ELEVATION 2 - MAIN HOUSE
 1/8" = 1'-0"

