

Janice M. Winfrey  
City Clerk

**City of Detroit**  
OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

**DEPARTMENT PETITION REFERENCE COMMUNICATION**

*To: The Department or Commission Listed Below*

*From: Janice M Winfrey, Detroit City Clerk*

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The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

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Petition No.	2022-55
Name of Petition	9301 Kercheval, LLC
Description of Petition	Request for the Establishment of a Commercial Redevelopment District for the property located at 9301 Kercheval, Detroit, Michigan
Type of Petition	Tax Abatement
Submission Date	02/17/2022
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division
Petitioner Contact	Richard A. Barr 2290 First National Building 660 Woodward Avenue Detroit, Michigan 48226 313-465-7308 248-701-2025 <a href="mailto:rbarr@honigman.com">rbarr@honigman.com</a>

By Email

February 17, 2022

Office of Detroit City Clerk  
2 Woodward Avenue  
Coleman A. Young Municipal Center  
Suite 200  
Detroit, MI 48226

***Re: Petition to Establish Commercial Redevelopment District for 9301 Kercheval, Detroit, Michigan (P.A. 255 of 1978, as amended)***

Ladies and Gentlemen:

Enclosed please find a Petition to Establish Commercial Redevelopment District from 9301 Kercheval, LLC pursuant to P.A. 255 of 1978, as amended, with respect to the building located at 9301 Kercheval in the City of Detroit.

Thank you for your assistance.

Very truly yours,

HONIGMAN LLP



By: \_\_\_\_\_  
Richard A. Barr

Enc.

cc (w/enc.): Kenyetta Hairston-Bridges, DEGC  
David Howell, DEGC  
Veronica Farley, HRD

9301 Kercheval, LLC  
18633 Mack Avenue  
Detroit, MI 48236

February 17, 2022

Detroit City Council  
c/o City Clerk  
200 Coleman A. Young Municipal Building  
2 Woodward Avenue  
Detroit, MI 48226

Re: Petition to Establish Commercial Redevelopment District Pursuant to PA 255 of 1978, as amended

Honorable City Council,

9301 Kercheval, LLC (“Owner”) requests the establishment of a Commercial Redevelopment District pursuant to section 5 of the Commercial Redevelopment Act, PA 255 of 1978, MCL 207.655, to support the planned rehabilitation of the building located at 9301 Kercheval, Detroit, Michigan. The Owner plans to transform the property at the corner of Kercheval and McClellan into a dynamic, arts-focused development as an anchor in the community. The project will bring arts-focused nonprofits to the neighborhood (including one of the only Michigan nonprofits focused on programming for artists with disabilities), while providing desperately needed quality studio spaces for Detroit artists and adding a mix of retail to the neighborhood.

The proposed district consists of tax parcel 19000277. Owner owns 100% of the state equalized value of the commercial property located in the proposed district. The building currently includes approximately 24,000 square feet of vacant space.

The building will be rehabilitated for uses eligible for the issuance of a commercial facilities exemption certificate under PA 255 of 1994, as amended.

Please see Attachment A for the parcel legal description and Attachment B for a depiction of the proposed district.

#### **Eligibility of Property**

The property is obsolete commercial property which is part of an existing, developed commercial zone which has been zoned commercial for three years before June 21, 1978, and the area is or was characterized by obsolete commercial property and a decline in commercial activity within the meaning of Act 255.

- a) The property is considered obsolete commercial property within the meaning of MCL 207.654(3) because it is commercial property the condition of which is impaired due to changes in design, construction and technology in recent years. Substantial

renovations are required for the existing building being only a shell, its age, and obsolescence.

b) To cure the commercial obsolescence, the Owner proposes to make substantial investments in improvements to the property's exterior and interior, including the following improvements:

A complete restoration is required as addressed above, including but not limited to new bathrooms both for staff and customers, large energy efficient windows, floor refinishing, roof replacement, multiple retail and studio areas, a new cafeteria, significant plumbing and electrical work, as well as new energy efficient HVAC equipment and boiler. There is currently no fire suppression system, and a new sprinkler system will likely be required to comply with the fire code.

c) The area surrounding the property, particularly to the east of the property, is comprised of vacant commercial property.

Additional supporting details will be included in the certificate application.

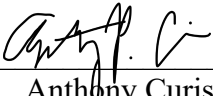
**Ownership of Property**

The parcel(s) is owned by 9301 Kercheval, LLC.

We would appreciate your consideration and approval of this request. Thank you.

Respectfully submitted,

9301 Kercheval, LLC

By:   
Anthony Curis

Encs.

cc: DEGC

Richard A. Barr, Esq.

## **ATTACHMENT A**

### ***Legal Description of Proposed Commercial Redevelopment District***

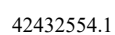
Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:

North 22 feet of Lot 7, and Lots 8, 9, 10, and 11, Block 6, including the West ½ of the vacated alley adjoining the rear line of the Northerly 21 feet of Lot 8 and all of Lots 9 to 11 inclusive, YEMANS & SPRAGUES, as recorded in Liber 13, Page 11 of Plats, Wayne County Records.

Tax parcel 19000277.

Commonly known as 9301 Kercheval, Detroit, Michigan 48214

### *Depiction of Proposed Commercial Redevelopment District*





CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE., SUITE 824  
DETROIT, MI 48226  
PHONE: 313•224•3011  
FAX: 313•224•9400

March 18, 2022

Katy Trudeau, Deputy Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

RE: Commercial Redevelopment District  
**9301 Kercheval LLC**  
9301 Kercheval  
Parcel Number: 19000277.

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Redevelopment District for the property located at **9301 Kercheval** in the **East Village** area of the City of Detroit.

The rationale for creating Commercial Redevelopment Districts under PA 255 of 1978, as amended, is based on the anticipation of increased market value upon completion of new construction and/or significant restoration of commercial and former industrial property where the primary purpose and use of which is the operation of a commercial business enterprise and shall include office, engineering, research and development, warehousing parts distribution, retail sales, hotel or motel development, and other commercial facilities. Commercial business enterprise also includes a business that owns or operates a transit-oriented development or a transit-oriented facility. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The district as proposed by **9301 Kercheval LLC** consists of vacant retail and office space with approximately 24,360 square feet on 0.446 acres of land. The developer proposes to convert the property into arts-focused development with retail and artist studios. The restoration requires extensive reconfiguration, including mechanical upgrades, windows, HVAC, roof replacement, and floor reconfiguration.

This area meets the criteria set forth under PA 255 of 1978, as amended. It applies to functionally obsolete properties requiring restoration meaning changes to obsolete commercial property other than replacement as may be required to restore the property, together with all appurtenances, to an economically efficient condition.

A district request review indicated that the proposed Commercial Redevelopment District located at **9301 Kercheval** is eligible as it pertains to the Commercial Redevelopment Act under P.A. 255 of 1978, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor





CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
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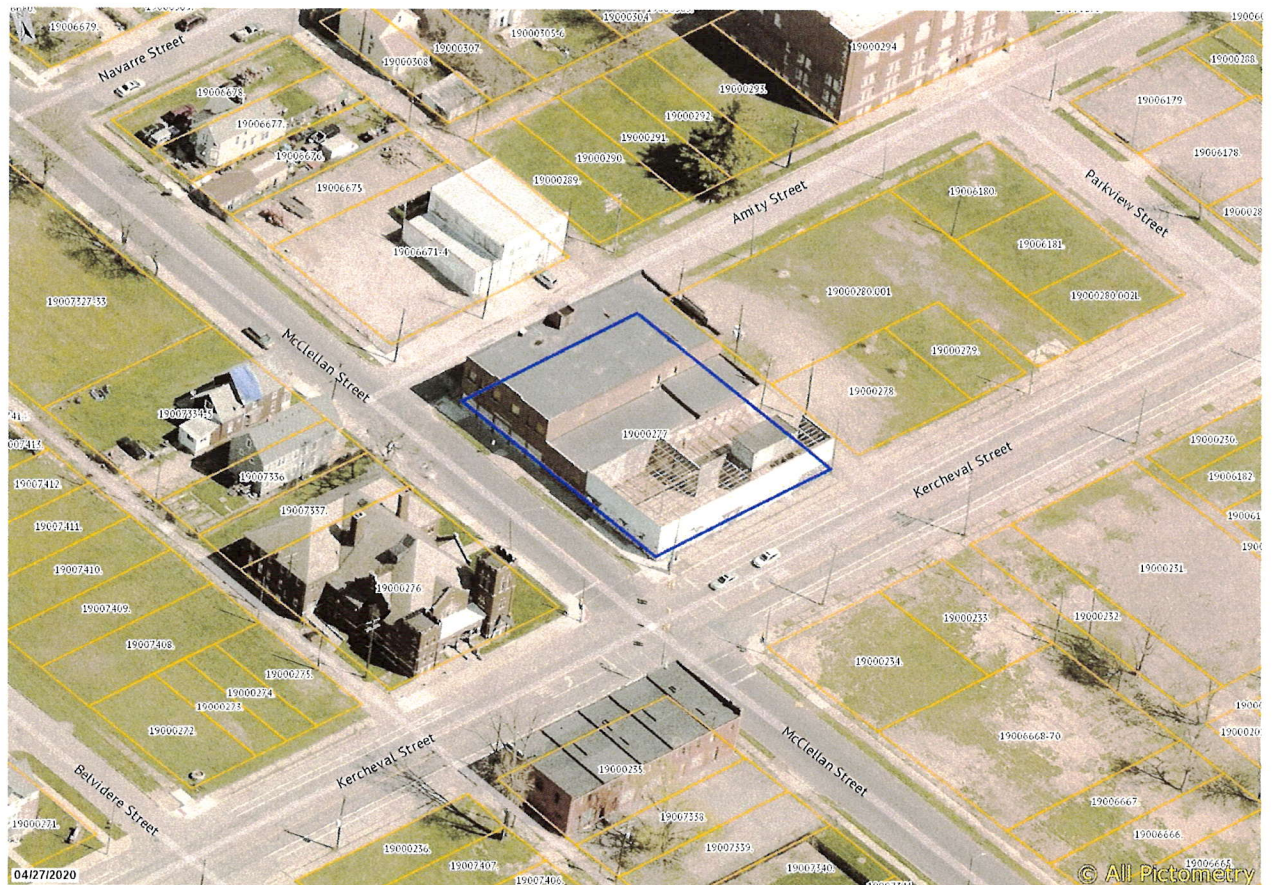
9301 Kercheval LLC – CFT District

Parcel: 19000277.

Owner: 9301 KERCHEVAL LLC

Address: 9301 KERCHEVAL

Legal Description: N KERCHEVAL N 22 FT 7 8 THRU 11 AND VAC ALLEY ADJ BLK 6 YEMANS & SPRAGUES SUB L13 P11  
PLATS, W C R 19/29 136.82 X 142







TO: Veronica Farley, Housing and Revitalization  
FROM: Shelby Holmes, Planning and Development  
RE: Master Plan Interpretation for **Commercial Redevelopment District** (PA 255) for 9301 Kercheval, Detroit, Michigan 48214 (Associated to Petition 2022-55)  
DATE: March 31, 2022  
CC: Katharine Trudeau, Deputy Director, Planning and Development  
Kevin Schronce, PDD Central, Planning and Development  
Karen Gage, PDD Zoning, Planning and Development

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 255 of 1978 (section 207.655), the Planning and Development Department's Planning Division submits the following interpretation for the proposed establishment of a Commercial Redevelopment District. The Petitioner is Honigman LLP.

**Location and Project Proposal:** 9301 Kercheval, Detroit, Michigan 48214. The proposed project is rehabilitation of a commercial building. The property will be transformed into office space for a non-profit and studio space for artist.

**Current Master Plan (MP) & Zoning:** MP Classification – Low/Medium Density Residential (RLM)  
Zoning – General Business District (B4)

### Master Plan Interpretation

The subject site area is designated Low/Medium Density Residential (RLM). Low/Medium Density Residential areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking, or garages with alley access. The residential classifications allow for neighborhood-scale commercial development. For instance, in a Low/Medium Density Residential area, small scale commerce (e.g. convenience stores) should exist to serve residents' day-to-day needs.

The following policies of the Foch neighborhood describe the following recommendations:

- GOAL 3: Increase the vitality of neighborhood commercial areas
- Policy 3.1: Develop neighborhood commercial nodes along Mack and Jefferson with a compatible mix of locally serving, small-scale businesses and medium density residential along the less viable sections.

**The proposed development generally conforms to the Future General Land Use characteristics of the area.**

### Attachments

Future General Land Use Map: Neighborhood Cluster 3, Foch, Map 3-5B



Map 3-5B

City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 3 Foch



### Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)

