August 27, 2019

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

RE:  Public Hearing on the Establishment of a Neighborhood Enterprise Zone as requested by Hunter Pasteur Homes Lafayette Park, LLC in the area of 1100 Saint Aubin, Detroit, MI in accordance with Public Act 147 of 1992 (Petition #792)

Honorable City Council:

The Housing and Revitalization Department, Planning and Development Department and the Finance Department have reviewed the Master Plan and the neighborhood preservation and development goals of the City, and find that establishment of the Hunter Pasteur Homes Lafayette Park, LLC Neighborhood Enterprise Zone would be consistent with all of the aforementioned.

Public Act 147 of 1992, commonly referred to as the Neighborhood Enterprise Zone (NEZ) Act, in Section 3(1) states “the governing body of a local governmental unit by resolution may designate one (1) or more neighborhood enterprise zones”. Prior to acting upon the resolution establishing an NEZ, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the proposed NEZ, said notice to be made not later than 45 days prior to your Honorable Body’s passage of a resolution designating an NEZ.

The boundaries of the proposed NEZ are described in Exhibit A (legal description) and illustrated in the map also attached.

We request that a Public Hearing be scheduled on the issue of establishing this NEZ, as required by the NEZ Act.

Respectfully submitted,

Donald Rencher  
Director

cc:  S. Washington, Mayor’s Office  
M. Cox, PDD  
D. Rencher, HRD  
M. Langston, HRD
BY COUNCIL MEMBER

WHEREAS, pursuant to Public Act No. 147 of the Public Acts of 1992 ("the Act"), this City Council has the authority to establish "Neighborhood Enterprise Zones (NEZs)" within the boundaries of the City of Detroit,

WHEREAS, Hunter Pasteur Homes Lafayette Park, LLC has requested establishment of "Pullman Parc" NEZ whose boundaries are particularly described in Exhibit A (legal description) and illustrated in the map attached hereto; and

WHEREAS, The Act 147 requires that, prior to establishing an NEZ, the City Council shall provide an opportunity for a Public Hearing on such establishment, at which Public Hearing, any representative of a taxing authority levying ad valorem taxes within the City, or any resident or taxpayer of the City of Detroit may appear and be heard on the matter;

NOW THEREFORE BE IT

RESOLVED, that on the _____day of______, 2019, at ____ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application for establishment of an NEZ within the boundaries described in Exhibit A (legal description) as illustrated in the map attached hereto; and be it finally,

RESOLVED, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the NEZ.
April 2, 2019

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

RE: Request for the Establishment of a Neighborhood Enterprise Zone (NEZ) for the Pullman Parc Development (Parcel No. 09004224.002)

Honorable City Council:

Please accept this letter as a request to establish a Neighborhood Enterprise Zone for the Pullman Parc redevelopment project on Tax Parcel No. 09004224.002 (the "Property"), as more particularly described in Attachment A. Hunter Pasteur Homes Lafayette Park LLC ("Petitioner") will be the developer of the condominium units subject to this petition. Lafayette Park Land Owner LLC is currently the fee holder for Property, which will subsequently be conveyed to Hunter Pasteur Homes Lafayette Park, LLC.

General Description of Facility

This petition re-submits an application initially submitted in 2018 now that the parcel combination and split has been completed and a Parcel ID assigned to the Property. Petitioner intends to redevelop the subject Property into a condominium development with 81 for-sale units on 3.24 acres. The Condominium Project is formally known as Pullman Parc, Wayne County Condominium Subdivision Plan No. 1115. Figure 1 provides a context map and depicts the previous site conditions. Figure 2 provides a rendering of the Pullman Parc redevelopment, with the condominium units in the rear.

Figure 1. Context Map and Previous Site Conditions

The structure at 1100 Saint Aubin Street is the former Friends School, which closed in 2015 and is being demolished to make way for the productive redevelopment of the site.

Contact: seth@hunterpasteurhomes.com or (248) 539-5511
The for-sale condominiums appear in the background of the rendering. The overall Pullman Parc redevelopment project includes a multi-family rental component, which is depicted in the foreground of this rendering. The rental component is NOT part of this petition, but rather is the subject of a separate petition under PA210.

Basis for Qualification

The Pullman Parc project will develop "new facility" as defined under Section 2(g)(i) of the Neighborhood Enterprise Zone Act (the "Act"), 1992 PA 147, MCL 207.772, as the project will construct "new individual condominium unit[s], in a structure with 1 or more condominium units" that will have as their "primary purpose residential housing" and that will be "occupied by an owner as his or her principal residence."

Section 3(1) of the Act, MCL 207.773(3)1, provides that a "a neighborhood enterprise zone shall contain not less than 10 platted parcels of land." The Pullman Parc NEZ will contain 81 parcels, corresponding to the number of condominium units. The Condominium Master Deed was executed on March 27, 2019 and was recorded on April 2, 2019. The site plan set forth in Exhibit "B" to the Master Deed is included here as Attachment B and depicts the 81 condominium units. Accordingly, the proposed zone will "contain [more than] 10 platted parcels of land" and thus is eligible for designation as a NEZ under Section 3(1) of the Act.

Timeline for Rehabilitation

Construction of the Pullman Parc residential project is expected to commence in the second half of 2019.

Contact Information

If you have any questions, please do not hesitate to contact Seth Herkowtiz with Hunter Pasteur Homes at seth@hunterpasteurhomes.com or (248) 539-5511.
Respectfully submitted,

Hunter Pasteur Homes Lafayette Park LLC,
a Michigan limited liability company

By: 

Its: Authorized Representative
ATTACHMENT A: PARCEL ID AND LEGAL DESCRIPTION

Owner: Lafayette Park Land Owner, LLC is currently the fee holder for Property, which will subsequently be conveyed to Hunter Pasteur Homes Lafayette Park, LLC.

Parcel ID: 09004424.002

Legal Description: See below

LEGAL DESCRIPTION

The land which is submitted to the Condominium Project established by this Master Deed is described as follows:

Lands situated in the City of Detroit, Wayne County, Michigan described as part of Lots 12 and 13, Elmwood Park Urban Renewal Plat No. 1, as recorded in Liber 89, Pages 47, 48 and 49 of Plats, Wayne County Records, more particularly described as:

COMMENCING at the Southwesterly corner of said Lots 12 and 13, also being the intersection of the Easterly line of St Aubin Avenue (120 foot wide - public) and the Northerly line of Lafayette Avenue (120 foot wide - public); thence along said Northerly line of Lafayette Avenue, N59°51'50"E, 114.15 feet to the POINT OF BEGINNING; thence N30°08'38"W, 10.77 feet; thence 2.72 feet along the arc of a curve to the right, having a radius of 62.00 feet, a central angle of 2°31'03"; and a chord bearing N28°53'07"W, 2.72 feet; thence N27°37'35"W, 100.95 feet; thence 15.81 feet along the arc of a curve to the right, having a radius of 62.00 feet, a central angle of 14°36'32"; and a chord bearing N20°19'19"W, 15.77 feet; thence 31.58 feet along the arc of a curve to the right, having a radius of 162.00 feet, a central angle of 11°10'06"; and a chord bearing N07°29'00"W, 31.53 feet; thence N28°08'45"W, 363.42 feet; thence S62°11'44"W, 22.28 feet; thence N26°00'00"W, 64.38 feet to the Southerly line of a 50 foot walkway and public easement, as platted in said Elmwood Park Urban Renewal Plat No. 1; thence along said Southerly line, N69°52'13"E, 428.05 feet; thence S28°08'02"E, 317.61 feet; thence S59°51'50"W, 287.14 feet; thence S30°08'10"E, 20.68 feet; thence S16°04'16"W, 158.16 feet; thence S30°08'10"E, 129.65 feet to the aforementioned Northerly line of Lafayette Avenue; thence along said Northerly line, S59°51'50"W, 21.08 feet to the POINT OF BEGINNING. Containing ±3.242 acres of land.

CITY OF DETROIT PER ASSESSORS
MASTER DEED

PULLMAN PARC

This Master Deed is made and executed on the 27th day of March, 2019, by Hunter Pasteur Homes Lafayette Park, LLC, a Michigan limited liability company, hereinafter referred to as "Developer," whose post office address is 32300 Northwestern Highway, Suite 230, Farmington Hills, Michigan 48334, in pursuance of the provisions of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended), hereinafter referred to as the "Act."

WHEREAS, the Developer desires by recording this Master Deed, together with the Bylaws attached hereto as Exhibit A and together with the Condominium Subdivision Plan attached hereto as Exhibit B (both of which are hereby incorporated herein by reference and made a part hereof), to establish the real property described in Article II below, together with the improvements located and to be located thereon, and the appurtenances thereto, as a residential Condominium Project under the provisions of the Act.

NOW, THEREFORE, the Developer does, upon the recording hereof, establish Pullman Parc as a Condominium Project under the Act and does declare that Pullman Parc (hereinafter referred to as the "Condominium," "Project" or the "Condominium Project") shall, after such establishment, be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved, or in any other manner utilized, subject to the provisions of the Act, and to the covenants, conditions, restrictions, uses, limitations and affirmative obligations set forth in this Master Deed and Exhibits A and B hereto, all of which shall be deemed to run with the land and shall be a burden and a benefit to the Developer, its successors and assigns. In furtherance of the establishment of the Condominium Project, it is provided as follows:

EXAMINED AND APPROVED
DATE 03-29-19

BY [Signature]

AMY L. MILLER-VANDAWAKER
PLAT ENGINEER
EXHIBIT "B" TO THE MASTER DEED OF
SUBDIVISION PLAN NO. 116

WAYNE COUNTY, MICHIGAN

ATTENTION: COUNTY REGISTRY OF DEEDS

PULLMAN PARCELS

EXHIBIT "B" TO THE MASTER DEED OF
SUBDIVISION PLAN NO. 116

WAYNE COUNTY, MICHIGAN

ATTENTION: COUNTY REGISTRY OF DEEDS
Petition of Hunter Pasteur Homes
Lafayette Park, LLC, request for
Establishment of Neighborhood
Enterprise Zone for the Fullman Par
Development

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT  LAW
DEPARTMENT  LEGISLATIVE POLICY DIVISION  FINANCE
DEPT/ASSESSMENTS DIV.
June 4, 2019

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

RE: Neighborhood Enterprise Zone – Hunter Pasteur Homes Lafayette Park LLC
Property Address: 1900 Pembroke
Parcel ID: 09004424.002

Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Pullman Parc Neighborhood Enterprise Zone, located in the Elmwood Park area of Detroit.

The rationale for creating NEZ projects under PA 147 of 1992, as amended, must be based on the anticipation of market value added to the neighborhood upon completion of new construction and/or significant rehabilitation of existing housing stock.

The proposed area consists of vacant land on 3.240 acres with the buildings being demolished in 2019. The developer proposes to new construction of 81 for-sale condominium units under the Pullman Parc Wayne County Condominium Subdivision Plan No. 1115. The current True Cash Value of the proposed area is $1,553,200 and contains approximately 3.240 acres of land. The True Cash Value of this area would be expected to increase due to the new construction of this project.

Per MCL 207.772 Sec 2 (g) "New facility" means 1 or both of the following: (i)A new structure or a portion of a new structure that has as its primary purpose residential housing consisting of 1 or 2 units, 1 of which is or will be occupied by an owner as his or her principal residence. New facility includes a model home or a model condominium unit. New facility includes a new individual condominium unit, in a structure with 1 or more condominium units, that has as its primary purpose residential housing and that is or will be occupied by an owner as his or her principal residence.

Per MCL 207.773 Sec. 3. (1) The governing body of a local governmental unit by resolution may designate 1 or more neighborhood enterprise zones within that local governmental unit. Except as otherwise provided in this subsection, a neighborhood enterprise zone shall contain not less than 10 platted parcels of land. A neighborhood enterprise zone located in a qualified downtown revitalization district may contain less than 10 platted parcels if the platted parcels together contain 10 or more facilities. All the land within a neighborhood enterprise zone shall also be compact and contiguous. Contiguity is not broken by a road, right-of-way, or property purchased or taken under condemnation if the purchased or condemned property was a single parcel prior to the sale or condemnation.
Upon review, it has been determined that this proposed district located in the Elmwood Park area is eligible for designation as a Neighborhood Enterprise Zone per PA 147 of 1992, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp
Legal Description: E ST AUBIN PART OF 12 AND 13 ELMWOOD PARK URBAN RENEWAL PLAT NO. 1 L89 P 47 PLATS WCR, COMMENCING AT THE SOUTH W ESTERLY CORNER OF SAID LOTS 12 AND 13 ALSO BEING THE INTERSECTION OF THE EASTERLY LINE OF ST AUBIN AVE (120 FT WD) AND THE NORTHERLY LINE OF LAFAYETTE AVE (120 FT WD), THENCE N59D51'50"E 114.15 FT TO POB, THENCE N 30D08'38"W10.77FT, THENCE 2.72 FT ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 62 FT, CENTRAL ANGLE OF 2D31'03"AND CHORD BEARING N 28D53'07"W 2.72 FT, THENCE N 27D37'35"W 100.95 FT, THENCE 15.81 FT ALONG A ARC OF A CURVE TO THE RIGHT, RADIUS OF 62 FT, CENTRAL ANGLE OF 14D36'32" AND CHORD BEARING N 20D19'19"W 15.77 FT, THENCE 31.58 FT ALONG A CURVE TO THE RIGHT, RADIUS OF 162 FT, CENTRAL ANGLE OF 11D10'06" AND CHORD BEARING N 07D26'0"W 31.53 FT, THENCE N 26D06'45"W 353.42 FT, THENCE S 62D11'44"W 22.28 FT, THENCE N 26D00'00"W 64.39 FT, THENCE N59D52'13"E 428.05 FT, THENCE S 26D08'02"E 317.61 FT, THENCE S 59D51'50"W 297.14 FT, THENCE S 30D06'10"E 20.66 FT, THENCE S 16D04'16"W 158.15 FT, THENCE S 30D08'10"E 129.65 FT, THENCE S 59D51'50"W 21.08 FT TO POB 3.240 ACRES

The legal description matches the NEZ district request.
TO: Veronica Farley, Housing and Revitalization
FROM: John Baran, Planning and Development
RE: Master Plan Interpretation for Neighborhood Enterprise Zone located at 1100 St. Aubin and 1961 E. Lafayette
DATE: June 1, 2018
CC: Maurice Cox, Director

In order to ensure consistency with the City’s Master Plan of Policies, pursuant to State of Michigan, Public Act 147 of 1992 (section 207.773), the Planning and Development Department’s Planning Division submits the following interpretation for the proposed Neighborhood Enterprise Zone (NEZ).

Petitioner:
Lafayette Park Land Owner, LLC

Project Description:
Redevelop the subject property into a development consisting of 125-150 multi-family residential units and approximately 82 for-sale condominium units.

Project Location:
1100 St. Aubin and 1961 E. Lafayette

Interpretation:
The Master Plan Future Land Use designation for the site is Institutional (INST). The site was formerly a private school (the former Friends School). The portion of the Institutional area to the south is St. John’s Presbyterian Church. The Master Plan Future General Land Use designation for the immediate surrounding area is Medium Density Residential (RM). Medium - Density Residential areas should have an overall density of 16 to 24 dwelling units per net residential acre. The areas are often characterized by multi-unit apartment buildings with a common entrance and shared parking.

The overall density of the proposed development exceeds the density for RM areas. The development is in proximity to along a Major Street (Lafayette) and a Secondary Street (St. Aubin). The area adjacent to the existing medium density residential neighborhoods to the north and east are to be developed with lower density units; the higher density is to be on the west and south sides of the site. The developers and City agencies, with input from area residents, should coordinate efforts to design the sight to insure lower density development along the existing medium density neighborhoods.
The Master Plan Future General Land use categories used on all the maps are generalized. Boundaries are not meant to be precise as to blocks or property lines. Categories are descriptive of general development recognizing that some intermixtures are permissible or desirable.

The proposed development does not change the Future General Land Use characteristics of the area and conforms to the policies of the City’s Master Plan.