

Lauren Hood, MCD
Chairperson
Donovan Smith
Vice Chair/Secretary

Marcell R. Todd, Jr.
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

Brenda Goss Andrews
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Melanie Markowicz
Frederick E. Russell, Jr.

January 31, 2023

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the construction of three new single-family houses at 1707, 1711, and 1719 Fischer in the East Village Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Clerk forwarded to the City Planning Commission (CPC) applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the construction of three single-family houses at 1707, 1711, and 1719 Fischer.

The developer for the project is Greatwater Opportunity Capital which is a Detroit-based company formed in 2014 to acquire, rehab and lease over multifamily, commercial and vacant land in several Detroit neighborhoods.

The subject request involves three vacant lots on the west side of Fischer north of St. Paul Street; the site is just east of the Indian Village neighborhood. The petitioner is proposing to construct the following, all located on existing lots of record measuring 30 feet wide by 100 feet deep.

- 1707 Fischer: 936 square feet; 2 bedrooms; one bath; construction cost \$139,900; estimated sale price \$275,000 to \$280,000
- 1711 Fischer: 1,513 square feet; 3 bedrooms; two and one-half baths; construction cost \$165,774; estimated sale price \$345,000 to \$350,000
- 1719 Fischer: 1,840 square feet; 3 bedrooms; two and one-half baths; construction cost \$197,088; estimated sale price \$395,000-\$405,000

The proposed elevations and floor plan are shown below. Each house will have a 2-car detached garage at the rear of the property.

The subject property has been confirmed as being within the boundaries of the East Village Amended NEZ, which was established by City Council on January 11, 2005, and should be eligible for NEZ certificates under the State NEZ Act (Act 147 of 1992) as currently written. It appears the NEZ certificate applications have 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. The petitioner submitted the NEZ certificate applications dated January 4, 2023, to the City Clerk.

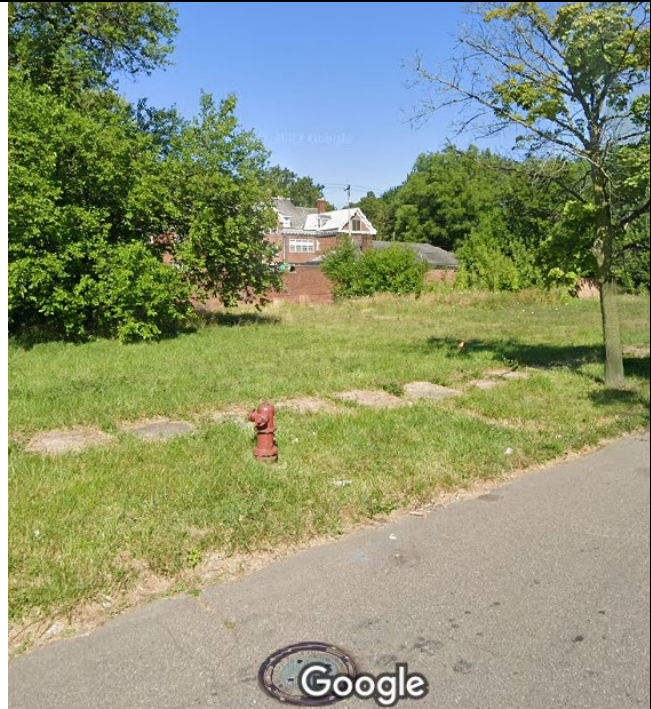
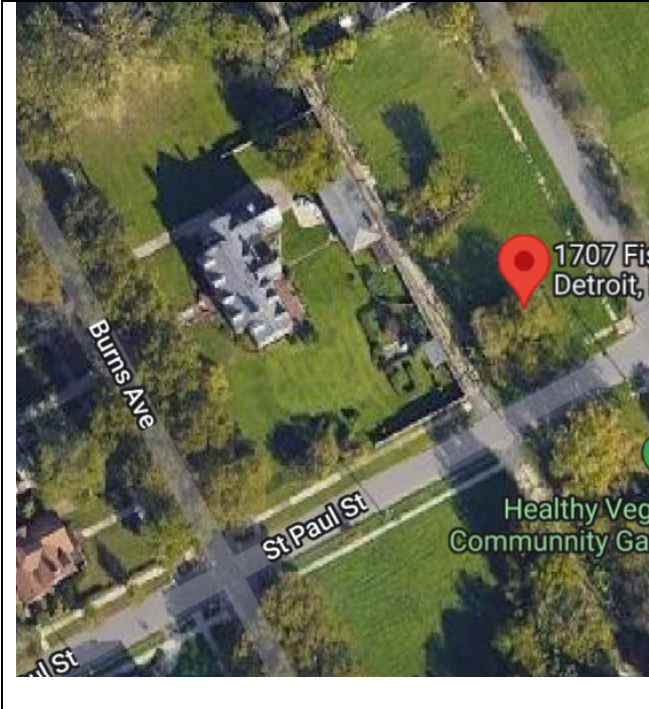
CPC staff has reviewed the applications and recommends approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,

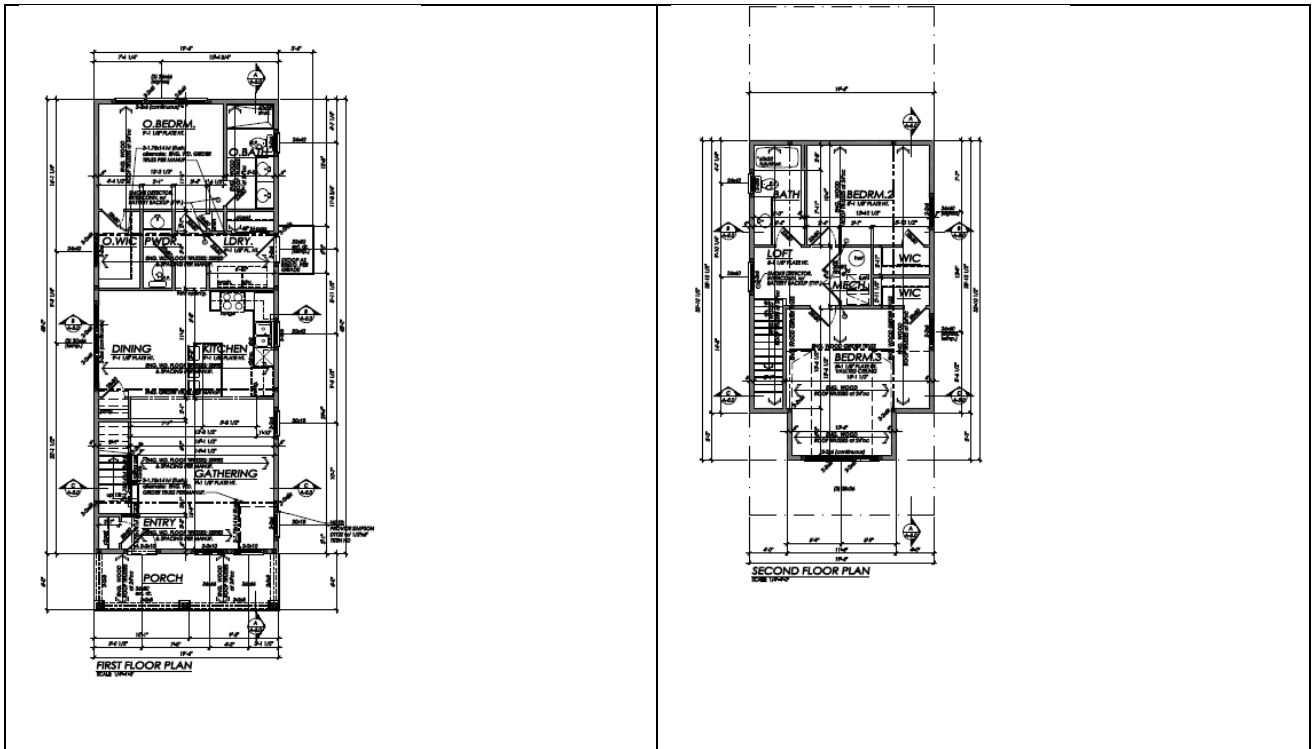
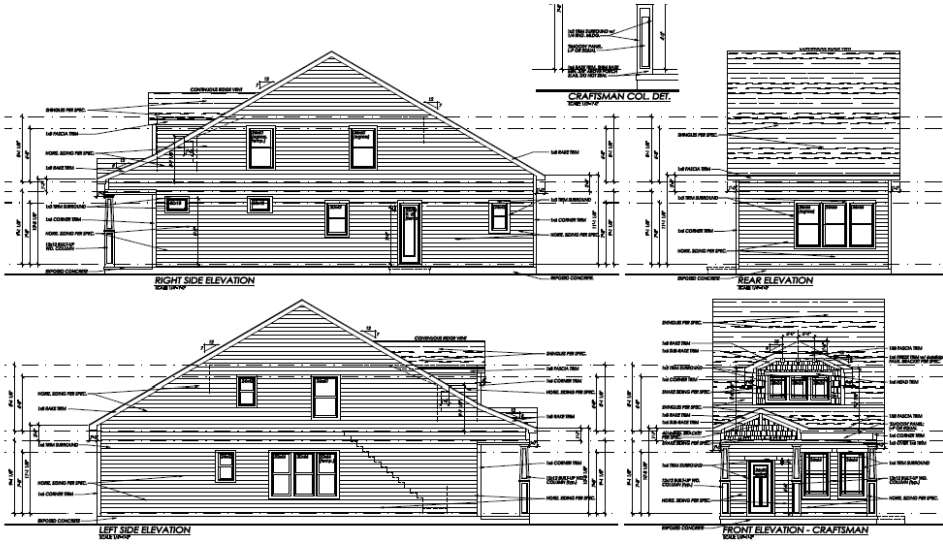


Marcell R. Todd, Jr., Director CPC
Christopher J. Gulock, AICP, Planner

cc: Angela Jones, City Clerk



1711 Fischer



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 applications 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 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>
East Village Amended	1707 Fischer	07-0886
East Village Amended	1711 Fischer	07-0887
East Village Amended	1719 Fischer	07-0888