

Janice M. Winfrey  
City Clerk

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

Andre P. Gilbert II  
Deputy City Clerk

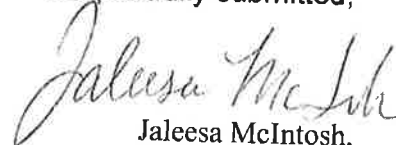
April 28, 2023

To: Katharine G. Trudeau, Deputy Director  
Planning and Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 808  
Detroit, MI. 48226

Re: **Petition 570 Amended.** Request for an amendment to an establishment PA 210 Commercial Rehabilitation District in the Atkinson Avenue and Rosa Parks Boulevard Area to include adjacent parcel (1920 Atkinson Street, Detroit, MI 48206).

Please find attached Petition Request for an amendment to an establishment PA 210 Commercial Rehabilitation District in the Atkinson Avenue and Rosa Parks Boulevard Area to include adjacent parcel (1920 Atkinson Street, Detroit, MI 48206).

Respectfully submitted,



Jaleesa McIntosh,  
Jr. Assistant City Council Committee Clerk  
Office of the City Clerk

Nepelul LLC  
1951 Chicago Blvd, Detroit, MI 48206

April 25, 2023

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave Suite 1340  
Detroit, MI 48226

**RE: Request for an amendment to an established PA 210 Commercial Rehabilitation District in the Atkinson Avenue & Rosa Parks Boulevard Area to include adjacent parcel (1920 Atkinson Street, Detroit MI 48206).**

Honorable City Council:

**Paragraph #01**

Please accept this letter as a request to amend a PA 210 Development District to include adjacent property located at (1920 Atkinson Street) and described in Attachment A.

**Paragraph #02**

My husband and I are the managing members of Nepelu, LLC, the owner of 1920 Atkinson Street, Detroit, MI 48206. We have lived in the Boston Edison neighborhood since 2014. We have observed this vacant building at 1920 Atkinson Street, Detroit, MI 48206 which has been abandoned for over 50 years and quickly falling into disrepair, creating an unwanted eyesore for our area that was once a thriving commercial district in the 12- and Clairmount neighborhood, adjacent to Boston Edison and Virginia Park residential communities. This project serves to bring new life into the abandoned building and vacant lots that would benefit the entire community.

In 2018, we along with Karasi Development successfully created a rehabilitation district which was originally intended to include the parcel known as 1920 Atkinson Street. However, due to a clerical error, the parcel was left out of the district. We are requesting that the district be amended to include the parcel that was originally planned as part of the district.

For some further historical information, My husband and I are responsible for developing the Congregation Detroit, a neighborhood cafe that opened in March of 2020. This abandoned house is adjacent to The Congregation. 1920 Atkinson is approximately 3,240 sqft, split into a basement and 3 floors. The first floor will consist of the main kitchen, dining area and ADA bathroom for The Rectory, a neighborhood pizza restaurant. The lower level (basement) will include additional restrooms and kitchen prep space. The 1,100 outdoor deck will offer additional seating for customers three seasons out of the year. The 2nd and 3rd floors will be residential rental units. This change will promote an increase in population density and encourage more walkable areas for residents of Boston-Edison, Atkinson Avenue, Clairmount, and surrounding communities. It will also increase community interaction as it builds points of connectivity for the places and locations outlined in this proposal. The new life for the building will create a fundamental base that allows for further expansion and growth in the neighborhood and other parcels in the Commercial Rehabilitation District.

**Paragraph #03**

The project is eligible for a Commercial Rehabilitation Certificate under MCL 207.844 Sec. 4. (1); and because the facility is qualified under MCL 207.842 Sec. 2. (h) to identify how your facility is qualified

**Paragraph #04**

We are fully dedicated to the success of this project and the lasting impact it will have on our community. However, rehabilitating the properties would not be undertaken without the receipt of the exemption certificate. We are pioneers in a new frontier who are motivated by sparking economic development in an area that has long been ignored and in desperate need of amenities. It is reasonable to think that our efforts will not be heavily rewarded from a profitability standpoint, but rather from a social return and, thus, needs the tax relief via the exemption certificate to proceed with the project in Detroit.

The total project for the additional parcel will cost approximately \$1,415,000. This new opportunity will provide 10 new jobs for the neighborhood and construction jobs for 7 people.

**Paragraph #05**

A ten-year exemption is being requested which will give us the opportunity to develop the project and demonstrate opportunity for greater economic impact.

**Paragraph #06**

Community gathering spaces play a critical role in community resiliency and civic engagement. Rebuilding a community that is centered in both grassroots and entrepreneurial spirits is uniquely aligned with many of the extensive projects that the city is currently undertaking. Further, it will provide the interdependence necessary to sustain the current growth and influx of community development that this area, and the city at large, is witnessing. It helps create a fundamental base that allows for further expansion and growth. The entire area will be stronger and healthier with greater economic vitality providing a glimpse into the future of empowering and shaping communities that will have a regional impact. This further aligns with the 20-minute neighborhood philosophy adopted by Mayor Duggan.

**Paragraph #07**

Katrina Lockhart from the Karasi Development and me and my husband (Nepelu) are proud Detroiters who have lived in the neighborhood for several years. We both share the knowledge, passion, and commitment to make this project a success as we have demonstrated through The Congregation. The tax exemption is an important part of achieving the overall project goals. Please feel free to contact me with any questions or concerns [petersoneh@gmail.com](mailto:petersoneh@gmail.com) and (716) 640-4267.

Thank you for your time, consideration, and assistance in restoring the properties to economically efficient conditions.

Respectfully submitted,



Emily "Amy" Peterson  
Nepelu LLC / The Congregation Detroit / Mini Mowgli LLC

  
Katrina Lockhart #2023  
Karasi Development Group LLC

**Contact Information:**

Katrina Lockhart  
Executive Director & Principal  
Karasi Development Group, LLC

1401 W. Fort St. #44288  
Detroit, MI 48244  
(313) 575-6073  
[karasidevelopment@gmail.com](mailto:karasidevelopment@gmail.com)  
[www.karasidevelopment.com](http://www.karasidevelopment.com)

Emily Peterson  
Managing Member  
The Congregation Detroit LLC /Mini  
Mowgli LLC / Nepclu LLC  
1951 Chicago Boulevard  
Detroit, MI 48206  
[peterseh@gmail.com](mailto:peterseh@gmail.com) (716) 640-4267

**Attachment A: Legal Description**

**Attachment B: Original map of the district**

**Attachment C: Image of the rendering as it currently stands**

cc: K. Bridges, DEGC  
J. Cook, HRD  
K. Johnson, DEGC  
A. Elias, City of Detroit

## Attachment A

**Site Map:** See Attached

**Legal Description:**

Legal Description: N ATKINSON LOT 680 JOY FARM SUB L32 P40 PLATS, WCR 8/128 40 X 133.5

Tax Parcel ID: 08002810.

**Sq Feet:** 3,240

**Built:** 1920

**Original Use:** parsonage

**Most Recent Use:** unknown

**Stories:** 3

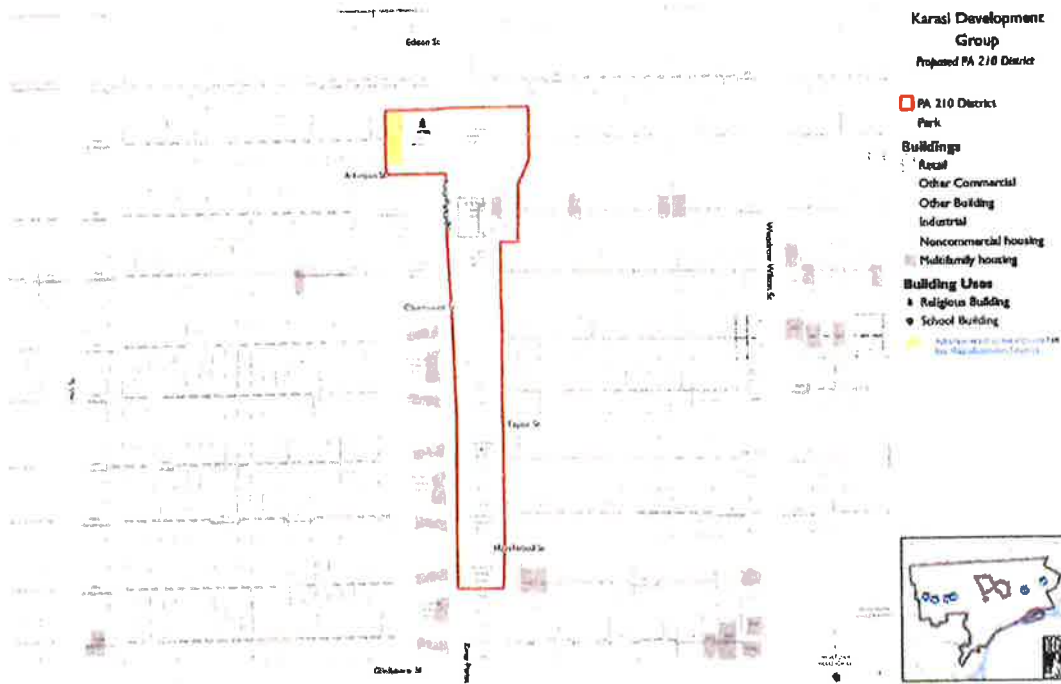
**Proposed Use:** The vision for The Rectory is to restore a historic home, directly adjacent to The Congregation and connected via a greenspace into a pizza restaurant and 2 rental units on the upper two floors. The property has sat vacant for over 30 years. It is believed that this home was once The Rectory for the church which is home to The Congregation, the home for a minister or priest to live in. While expanding the footprint of The Congregation to the Rectory, joined via a deck and the outdoor greenspace, this business will be able to accommodate the growing number of foot traffic and events that occur in this location, from live music to farmers markets, fitness events and more. By adding The Rectory, we will increase our capacity with both indoor and outdoor seating, an expansive back porch suitable for three seasons and a walk-up window for carry outs. Delivery service will also be available.

**Extent of the Rehabilitation:** The property is only a shell. It needs all new plumbing, electrical, floors, etc... The building will be completely renovated and restored to protect the historical integrity of the building. Additionally, there will be an added development of an outdoor patio seating area.

**Fixed Building Equipment:** See Attached

**Time Schedule:** The property was acquired in 2018 and later transferred to a different LLC but same owners, rezoning took 9 months, historical approval took 6 months, PA 210 process took 18 months for approval, COVID delay and now we are finally ready to start construction. The rehabilitation should be complete by Fall of 2024.

### Attachment B



Site Map

### Attachment C



## **The Rectory** **Location: 1920 Atkinson Street**

A repurposed historic home serving pizza within the community





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## EXECUTIVE SUMMARY

After successfully opening The Congregation in 2020, a previously abandoned church turned into a cafe and community space in the historic Boston-Edison/Atkinson neighborhood, we have received a tremendous amount of support from our customers/neighbors. Due to the demand, The Congregation frequently must supplement our menu with local food trucks. Our community members continuously express their desire for more food options within the community and we continue to strive to fill this need. Hence, the expansion of the Congregation with The Rectory Pizza.



The vision for The Rectory is to restore a historic home, directly adjacent to The Congregation and connected via a greenspace. The property has sat vacant for over 30 years. It is believed that this home was once The Rectory for the church which is home to The Congregation, the home for a minister or priest to live in.

While expanding the footprint of The Congregation to the Rectory, joined via a deck and the outdoor greenspace, this business will be able to accommodate the growing number of foot traffic and events that occur in this location, from

live music to farmers markets, fitness events and more. By adding The Rectory, we will increase our capacity with both indoor and outdoor seating, an expansive back porch suitable for three seasons and a walk-up window for carry outs. Delivery service will also be available.

The thoughtful design and restoration of The Congregation will carry-over to the Rectory. We plan to use community artisans to build furniture, restore all the original windows and maintain the historical integrity and charm of the building and the neighborhood.

The menu will have a variety of items that will complement those of The Congregation. The objective is to appease all ages while maintaining an accessible price point, including a variety of pizzas, toppings, salads, alcoholic beverages, and non-alcoholic beverages. The pizza selection will include signature pizzas, while also allowing customers to customize their own.

Patrons will be able to reserve the indoor dining and the deck for private events while we still will be able to offer ample outdoor seating and carry out to the public. This will provide additional revenues to the business.

The Rectory will be owned and operated as a DBA of The Congregation Detroit LLC, a Michigan limited liability corporation managed by Betsy Murdoch, a resident of the Boston-Edison neighborhood. This business plan offers a view on startup costs, sales, profits, and future goals of The Rectory.



## OPERATIONAL PLAN

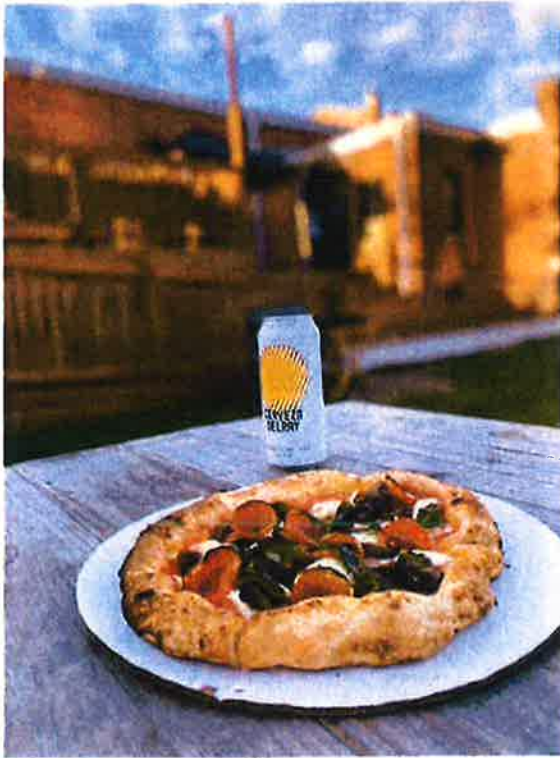
**Name of business:** The Congregation Detroit, LLC.  
[Website](#) | [Facebook](#) | [Instagram](#) | [Twitter](#)

**Doing Business as:** The Rectory  
[Website](#) | [Facebook](#) | [Instagram](#)

**Type of business:** Retail/Service

### ***BUSINESS DESCRIPTION:***

#### **Retail -**



The restaurant will consist of beverages and food items including, but not limited to pizza, salads, appetizers, alcoholic and non-alcoholic beverages.

The inventory will be tracked via our POS system - Clover. This program analyzes the incoming orders from vendors and conciliates to items sold.

#### **Service -**

This space will be a full-service restaurant with servers, as well as a walk up carry out window for quick service. The indoor dining space and the exterior deck will be available for private dining on a reservation basis.



**LOCATION**

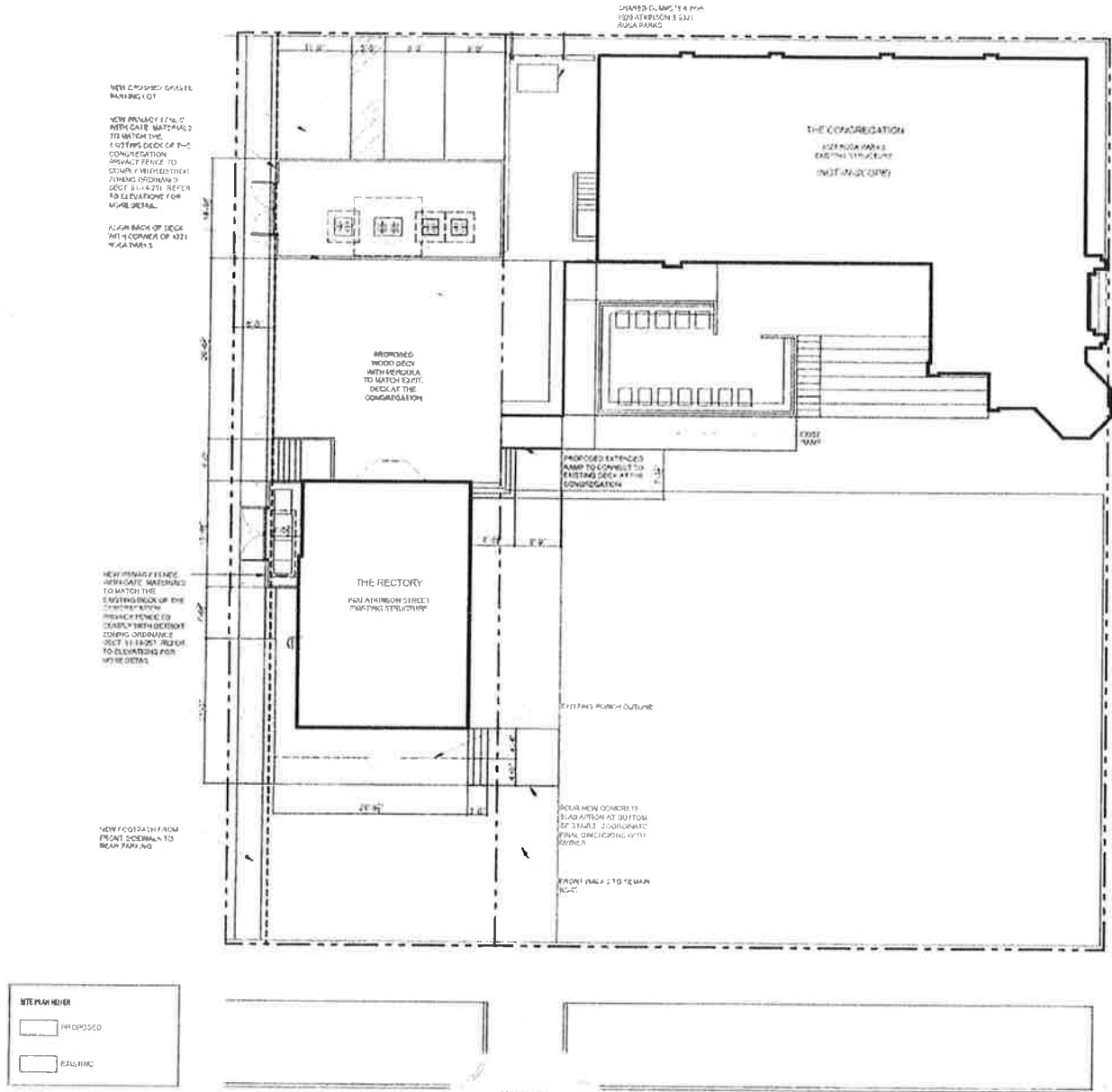
The location of The Rectory will be located at 1920 Atkinson Ave, Detroit, MI 48206. This location is imperative to this business due to the proximity to the local neighborhoods and its adjacency to The Congregation. The building itself has been abandoned for over 50 years.

Legal Description: N ATKINSON LOT 680 JOY FARM SUB L32 P40  
PLATS, WCR 8/128 40 X 133.5

Tax Parcel ID: 08002810.



The building is approximately 3,240 sqft, split into a basement and 3 floors. An outdoor deck of approximately 1,100 sqft will be built, connecting it to The Congregation's by way of the deck and greenspace. The first floor will consist of the main kitchen, dining area and ADA bathroom. The lower level (basement) will include additional restrooms and kitchen prep space. The outdoor deck will offer additional seating for customers three seasons out of the year. The 2nd and 3rd floors will be residential rental units.



## MANAGEMENT AND PERSONNEL

The initial personnel will include the operational owner, Betsy Murdoch, 3 full time supervisors and 10 part time employees.

### OWNER'S EXPERIENCE AND BACKGROUND

#### 1. Technical:

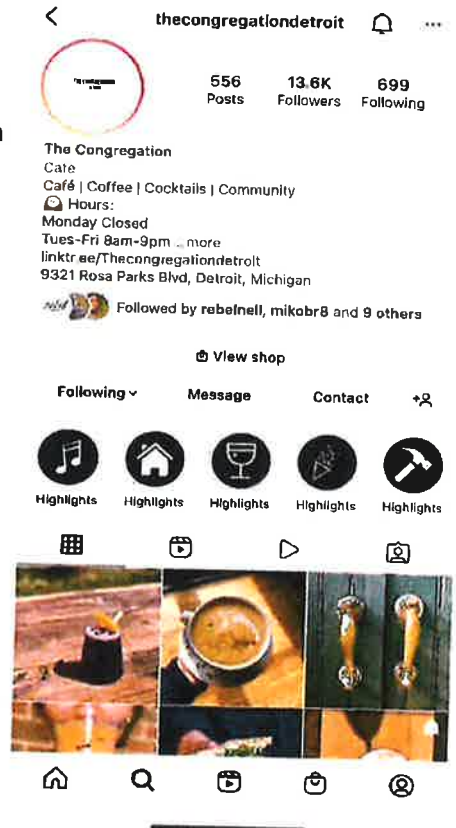
After opening The Congregation, Betsy garnered the necessary experience to successfully run a food operation. She has developed skills which include creating standard operating procedures, sourcing, purchasing, accounting, and managing staff. Furthermore, the team from The Congregation is prepared to take on this additional growth opportunity. In addition to Betsy, the two business administrators are Emily "Amy" Peterson and Antonio Luck, both are lawyers with MBAs and have previous development and company building experience. Antonio is also a civil engineer with a specialization in finance.

#### 2. Marketing/Sales:

Betsy's education and career have been focused on marketing and sales. This is a huge asset in building brand awareness and growing the business. After two years, The Congregation Instagram exceeds 13,000 followers and continues to grow each day. Additionally, the Congregation has received numerous awards including "Best Cafe and Community Space" - *Eater Detroit 2021*.

#### 3. Financial:

Betsy's experience in finance includes the management of The Congregation Detroit and balancing her personal finances. She has also filed her own taxes. Antonio and Amy have created and managed a few capital funds and companies including A-Infinity LLC, Rebel Nell, Endeavor Detroit, MatterScale VC Fund, and Teach Empower Achieve.



#### 4. Planning/Organizing:

Betsy's organization is a signature trait that she continually demonstrates as a manager and has carried in all her previous career roles. Her successful and strategic navigation of The Congregation during the pandemic is to be applauded.

In the Fall of 2016, Betsy participated in the 8-week Retail Bootcamp at Tech Town in Detroit. This program assisted her in gaining many new skills and knowledge for opening a retail business. Additionally, Betsy completed the Build Institute entrepreneur course which resulted in the formation of the business plan for The Congregation. After executing the business plan for The Congregation, we are ready for the expansion plan to include The Rectory.



*Spirit of Detroit Award*



## **LEGAL STRUCTURE**

Limited Liability Company (LLC)

An LLC is a business structure that combines the pass-through taxation of a partnership or sole proprietorship with the limited liability of a corporation. An LLC is not a corporation; it is a legal form of a company that provides limited liability to its owners in many jurisdictions. LLCs do not need to be organized for profit.

## **PERMITS AND LICENSES**

### **Building Permit and/or the Occupancy License**

Buildings, Safety Engineering & Environmental  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Zoning Counter, Room 409  
Detroit, Michigan, 48226

### **Business License - City and/or County**

Business License Center, Room 402  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Detroit, MI 48226

### **Name Registration**

Wayne County Clerk's Office  
Coleman A. Young Municipal Center  
2 Woodward Avenue - Room 201  
Detroit, MI 48226

### **Incorporation Papers**

Michigan Department of Licensing and Regulatory Affairs Corporations, Securities &  
Commercial Licensing Bureau Corporations Division  
P.O. Box 30054  
Lansing, MI 48909

### **State Tax ID**

Michigan Department of Treasury

### **Federal Tax ID**

McNamara Building  
477 Michigan Avenue (at Cass)  
Detroit, MI 48226.

### **Food Service License**

Michigan Department of Agriculture & Rural Development

### **Liquor License**

Michigan Department of Licensing and Regulatory Affairs Liquor Control Commission (MLCC)  
525 W. Allegan,  
Lansing, MI 48933

## **ACCOUNTING & RECORDKEEPING**

The Rectory will be using a POS system called Clover. This will help maintain inventory items and staff timekeeping. We will also use QuickBooks Online for bookkeeping purposes. Additionally, we have contracted a bookkeeper and an accounting firm.

## **INSURANCE**

The Congregation, DBA The Rectory, will expand its business-owners policy, BOP, and any other insurances to include the 1920 Atkinson property and operations. This will include commercial property, liability insurance, and business income coverage. We will also add on equipment breakdown coverage and liquor liability insurance.

## **STATUS OF THE PROJECT**

- HDC COA – completed
- Alta Survey - completed
- Environmental Phase I - completed
- Zoning: convert residential to commercial SD1 - completed
- Property in PA 210 area
- Architectural drawings and MEP Permit Set - completed
- Remodeling Quote – completed
- Application for kitchen equipment financing – approved
- Application for construction financing – in process
- Permits – not started
- Build out – not started
- C of O – not started
- Begin Operations – not started

## **MARKETING PLAN**

### ***Mission Statement***

The Rectory is a repurposed historic home turned to pizza restaurant for locals in the Boston Edison neighborhood and surrounding area. The old, converted house together with The Congregation creates walkability in an area where there was none.

### ***Sales and Profit Goals***

The goal is to have an overall operating profit margin of approximately 15-20% on projected revenues of over \$1M.

### ***Market Needs***

The main goal for the expansion of The Congregation to the Rectory is to create an affordable dine-in food option for the local neighborhoods. It will increase the walkability of the neighborhood and increase the value of the surrounding area as well as drive community sentiment and unity.

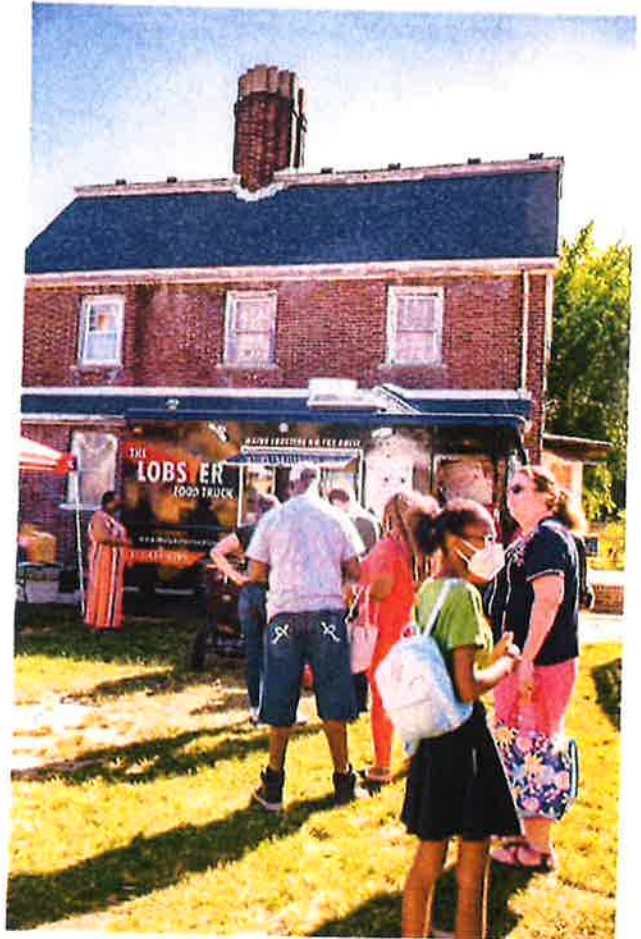
The closest pizza restaurant is a corporate brand and does not offer dine-in space. It is also offering a limited selection and the quality of ingredients is mediocre.

### ***Target Markets***

The target market consists of two main groups, young professionals with families moving into the area and older couples who have lived in the area for 30+ years.

### ***Market Potential***

After speaking with residents within the area, many people have been asking for more walkable destinations within the community. There is currently no other option for a place to dine in for a full-service restaurant experience within the community.



### **Competitive Strategy**

<b>COMPETITORS</b>	<b>Price</b>	<b>Service</b>	<b>Location</b>	<b>Quality</b>
Tourmina's Pizza	Δ	+	+	+
Papa's Pizza	Δ	+	+	+
Happy's Pizza	Δ	+	+	+
Supinos Pizza	+	Δ	+	Δ

+ Your business has a clear advantage

Δ Your business does not have a clear advantage

### **Market Position**

The location of The Rectory and popularity of The Congregation is going to be the main competitive advantage against any other surrounding pizza restaurants. While our primary goal is to service our neighbors and community who love and support us, the ambiance of the home, magnetism of The Congregation and uniqueness of the historic neighborhood will be a major draw for people to come in from outside the area.

We will offer a diverse selection of pizza and other goods to answer the call of our patrons. The objective is to make our offerings accessible to our community while maintaining the high level of quality we have been recognized for at The Congregation.

Customer service is the number one focus of our business. We are a locally owned and operated restaurant and want to focus on creating and maintaining lasting relationships with each one of our guests. The majority owners all live in the neighborhood and maintain a high level of respect within the community.

Quality is paramount to our success and our reputation. We are known for and continue to prioritize local vendors that offer high quality produce and products.

**Promotional Strategy**

The promotional strategy begins with informing the existing clientele of The Congregation and the immediate surrounding area as we are a neighborhood focused business. Customer acquisition and retention revolves around providing quality food and a great experience building upon our strongest market approach with word of mouth. We will continue to grow organically via community events, social media marketing, unpaid media, and face-to-face interactions with the community.



**Pricing Strategy**

The pricing strategy involves offering a variety of products and price point. We will have simple pizzas that are affordable for a kid's birthday party and gourmet signature offerings for adults on a night out.

**Marketing Business Plan and Budget**

<b>MARKETING ACTION STEP</b>	<b>WHEN WILL YOU DO IT?</b>	<b>COST</b>
Social Media Channels (In-house)	Daily	\$0
Nextdoor App (In-house)	Weekly/Monthly	\$0
Boston-Edison Publication	Annually	\$0
	<b>TOTAL COST FOR THE YEAR:</b>	<b>\$0</b>

**FINANCIAL PLAN**  
(Please refer to our Financial Spreadsheet)

## APPENDIX

### ***In the News:***

- Eater Detroit Feb 2020: [Gorgeous Boston-Edison Church Gets a Cafe and Bar Revival](#)
- Michigan Streets and Eats Aug 2021: [Take me to church for coffee, cocktails and community. The Congregation Detroit](#)
- The Congregation Detroit: [2020 Opening](#)
- Channel 4 Feb 2020: [Long shuttered Detroit church transformed into cafe featuring coffee, cocktails](#)
- Detroit News March 2020: [Community cafe the Congregation opens Thursday in Detroit neighborhood](#)
- WXWZ Feb 2020: ['The Congregation' – a former Detroit church turned cafe & bar – opens today](#)
- Chevy Detroit Feb 2021: [The Congregation in Detroit Perseveres Through A Pandemic](#)
- Metro Times Dec 2021: [Chai tea latte at Congregation](#)
- Metro Times Feb 2022: [The Congregation turns a Detroit church into a neighborhood coffee spot](#)

### ***Awards:***

- 2021 Eater Award Winner for Detroit: [The Congregation](#)
- 2021 Metro Times - One of the Top Restaurant & Cafe of the year
- 2021 Yelp Detroit - [Top 50 Places to Eat in Detroit](#)
- 2022 Metro Times - [Top 25 Restaurants in Detroit](#)

**Karasi Development Group**

**Proposed PA 210 District**

□ PA 210 District

Park

Buildings

□ Retail

Other Commercial

Other Building

Industrial

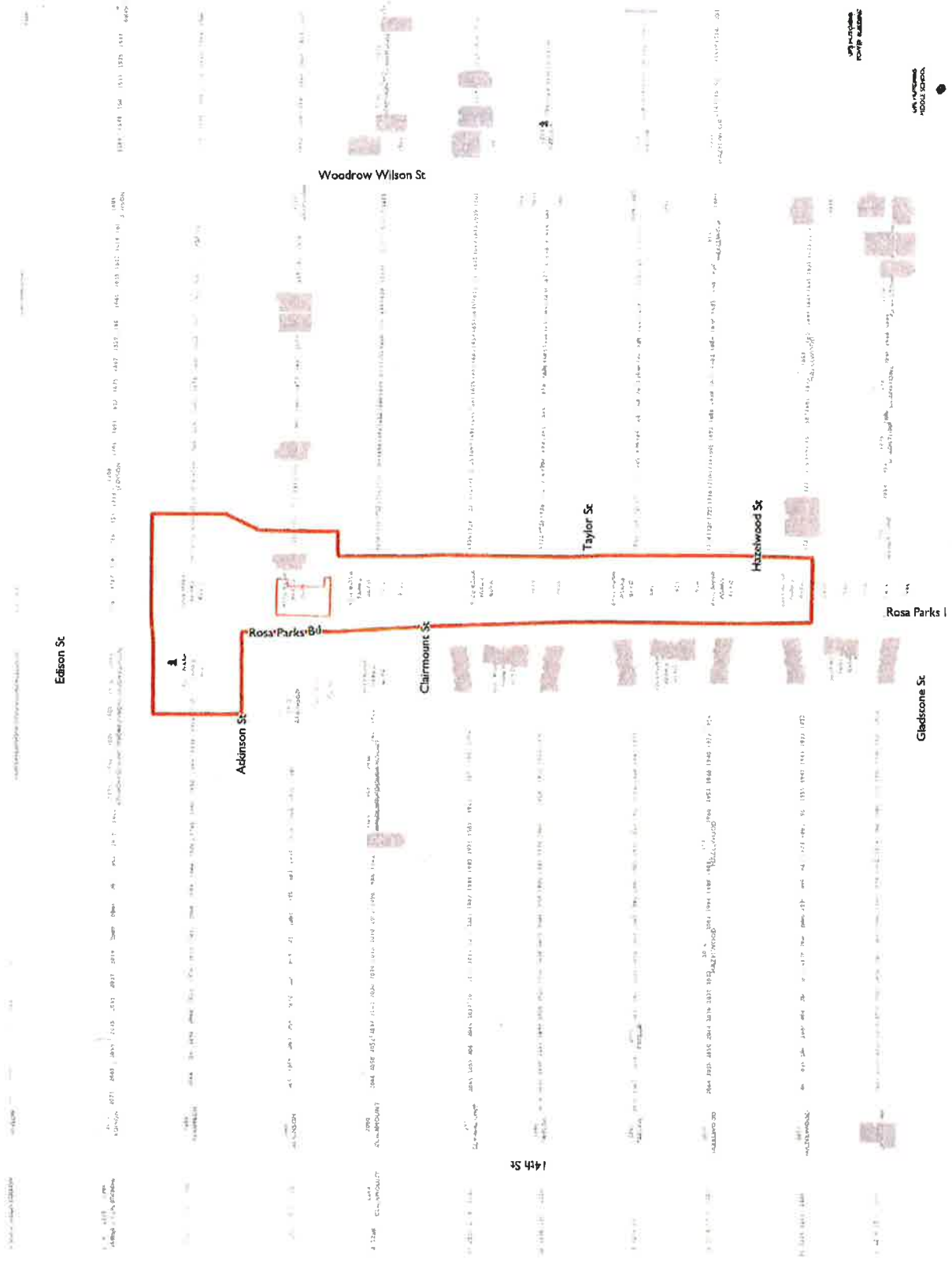
Noncommercial housing

☞ Multifamily housing

Building Uses

⚡ Religious Building

Ⓛ School Building



City of Portland  
Planning Bureau

City of Portland  
Public Works

Edison St

Addinon St

Rosa Parks Blvd

Clairmount St

Taylor St

Hazelwood St

Rosa Parks I

Gladstone St

14th St





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

May 8, 2023

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

RE: Commercial Rehabilitation District – **Nepelu LLC**  
**DISTRICT AMENDMENT REQUEST**  
Address: 9321 Rosa Parks/1920 Atkinson  
Parcel Number: 08002811./08002810.

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Rehabilitation District located at **9321 Rosa Parks/1920 Atkinson** in the **Virginia Park area** in the City of Detroit.

The rationale for creating Commercial Rehabilitation Districts under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and/or significant rehabilitation of commercial and former industrial property where the primary purpose and use is the operation of a commercial business enterprise or multifamily residential use. Commercial property also includes facilities related to a commercial business enterprise under the same ownership at that location, including, but not limited to, office, engineering, research and development, warehousing, parts distribution, retail sales, and other commercial activities. Commercial property also includes a building or group of contiguous buildings previously used for industrial purposes that will be converted to the operation of a commercial business enterprise.

The original district was created in 2018 by Mini Mowgli LLC, which commonly controls Nelepu LLC. The district amendment as proposed by **Nepelu LLC** consists of adding one parcel with 0.123 acres, with one 2-story vacant structure, originally built as a rectory for the adjacent church, consisting of 2,305 square feet and built in 1920. The building will be transformed into a restaurant and second-floor apartment units, and will undergo major renovations including layout reconfiguration, plumbing and electrical systems replacement, new windows, structural repairs, new walls, floor, and ceilings, and façade improvements.

This area meets the criteria set forth under PA 210 of 2005, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Commercial rehabilitation district" or "district" means an area not less than 3 acres in size of a qualified local governmental unit established as provided in section 3. However, if the commercial rehabilitation district is located in a downtown or business area or contains a qualified retail food establishment as determined by the legislative body of the qualified local governmental unit, the district may be less than 3 acres in size. The local government unit may establish by resolution a district that contains 1 or more parcels or tracts of land if at the time the resolution is adopted the parcel or tract of land or portion of a parcel or tract of land within the district is a qualified facility.



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

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Commercial Rehabilitation District  
Nepelu LLC  
Page 2

A review of the project plan and relevant statutes indicates that the proposed Commercial Rehabilitation District located at **9321 Rosa Parks/1920 Atkinson** in the **Virginia Park** area in the City of Detroit is eligible as it pertains to the Commercial Rehabilitation Act under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors



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

Commercial Rehabilitation District  
Nepelu LLC  
Page 3

Property Address: 9321 ROSA PARKS  
Parcel Number: 08002811.  
Property Owner: MINI MOWGLI LLC  
Legal Description: N ATKINSON 681-682 JOY FARM SUB L32 P40 PLATS, WCR 8/128 91.85 IRREG

Property Address: 1920 ATKINSON  
Parcel Number: 08002810.  
Property Owner: NEPELU LLC  
Legal Description: N ATKINSON 680 JOY FARM SUB L32 P40 PLATS, WCR 8/128 40 X 133.5







TO: Justus Cook, Housing and Revitalization  
FROM: Shelby Wyche, Planning and Development  
RE: Master Plan Interpretation for **Commercial Rehabilitation District** (PA 210) for 1920  
Atkinson Street, Detroit, MI 48206 (Associated to Petition #570)  
DATE: May 9, 2023

In order to ensure that establishment of a Commercial Rehabilitation District is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 210 of 2005 (section 207.843), the Planning and Development Department's Planning Division submits the following interpretation. The Petitioner is Nepelu, LLC.

**Location and Project Proposal:** 1920 Atkinson Street, Detroit, MI 48206. The proposed project will be a rehabilitation of an 3,240 square foot vacant historic home into a ground level pizza restaurant and 2 rental units on the upper two floors. This home was previous the rectory for the church which is home to The Congregation.

**Current Master Plan (MP) & Zoning:** MP Classification – Low/Medium Density Residential (RLM)  
Zoning – Special Development District, Small-Scale Mixed-Use  
This project is located in a local historic district.

#### **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 Durfee the neighborhood describe the following recommendations:

- GOAL 5: Increase the vitality of neighborhood commercial areas
- Policy 5.1: Develop neighborhood commercial nodes along Dexter, Rosa Parks and Linwood with a compatible mix of locally serving, small-scale businesses and medium density residential along less viable portions.

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

