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September 22, 2022

HONORABLE CITY COUNCIL

RE: Neighborhood Enterprise Zone Certificate Applications for the new construction of 23 for-sale townhome units in the North Woodbridge Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)

The office of the City Planning Commission (CPC) has received 23 applications requesting Neighborhood Enterprise Zone (NEZ) certificates for the new construction of 23 for-sale townhome units.

The developer for the project is 1727 Merrick Street Partners, LLC. This LLC consists of Robertson Brothers Homes (based out of metro Detroit since 1945) partnering with Terranovus Development.

The site, which is presently vacant, is in the Woodbridge neighborhood, located at the southwest corner of Merrick and Avery. The 23 townhome units are walk-up units with an attached garage at the rear; the units would each contain 1,600 square feet. Overall, there would be 23 private garage spaces (one in each unit) and 18 surface spaces for guests. In 2021, City Council approved a brownfield plan for the site. Below is a map and site plan for the project.

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 NEZ certificate application dated April 26, 2022, to the City Clerk's office.

The subject property has been confirmed as being within the boundaries of the North Woodbridge NEZ which was established by a vote of City Council in February 2004. 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



Site Data:
 Gross Site Area: 1.13 Ac.
 Proposed Units: 23
 Proposed Density: 20.35 D.U. / Ac.

Building Setbacks:
 - Front Yard: 10' min.
 - Building Separation: 15' min.

Parking:
 - Garage Parking: 23 spaces
 - Guest Parking: 18 spaces
 - Parking Distribution: 1.78 spaces / D.U.

1727 Merrick Street

Rendered Site Plan
 Detroit, Michigan

April 2021



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 approve the following for receipt of a Neighborhood Enterprise Zone Certificates for a fifteen-year period:

<u>NEZ Zone</u>	<u>Address</u>	<u>Application No.</u>
North Woodbridge	1825 Merrick, Unit 1	07-0735
North Woodbridge	1821 Merrick, Unit 2	07-0736
North Woodbridge	1817 Merrick, Unit 3	07-0737
North Woodbridge	1813 Merrick, Unit 4	07-0738
North Woodbridge	1809 Merrick, Unit 5	07-0739
North Woodbridge	1805 Merrick, Unit 6	07-0740
North Woodbridge	1801 Merrick, Unit 7	07-0741
North Woodbridge	1753 Merrick, Unit 8	07-0742
North Woodbridge	1749 Merrick, Unit 9	07-0743
North Woodbridge	1745 Merrick, Unit 10	07-0744
North Woodbridge	1741 Merrick, Unit 11	07-0745
North Woodbridge	1737 Merrick, Unit 12	07-0746
North Woodbridge	5171 Avery, Unit 13	07-0747
North Woodbridge	5167 Avery, Unit 14	07-0748
North Woodbridge	5163 Avery, Unit 15	07-0749
North Woodbridge	5159 Avery, Unit 16	07-0750
North Woodbridge	5155 Avery, Unit 17	07-0751
North Woodbridge	5151 Avery, Unit 18	07-0752
North Woodbridge	5147 Avery, Unit 19	07-0753
North Woodbridge	5143 Avery, Unit 20	07-0754
North Woodbridge	5139 Avery, Unit 21	07-0755
North Woodbridge	5135 Avery, Unit 22	07-0756
North Woodbridge	5131 Avery, Unit 23	07-0757