

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](mailto:cpc@detroitmi.gov)

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

October 10, 2022

**HONORABLE CITY COUNCIL**

**RE: Neighborhood Enterprise Zone Certificate Applications for the construction of four new single-family houses at 2218, 2226, 2242, and 2248 Van Dyke in the West 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 four single-family houses at 2218, 2226, 2242, and 2248 Van Dyke.

The petitioner is CK Moop Worldwide, LLC which was established by Alex Lauer. His group primarily has done gut rehabilitation projects, including in the subject NEZ area; some of the projects include single-family houses at 4434 15th, 2458 Van Dyke, 1753 Vermont, 1759 Vermont, 2257 Maxwell, and 3559 Tillman (a conversion of an old elementary school into an 8-unit apartment building in the Core City neighborhood area).

The subject request involves four vacant lots on the east side of Van Dyke north of Durand Street, across from the Garvey Academy and north of the new Parker Durand mixed-use apartment building. The petitioner is proposing to construct four single-family infill houses on the existing platted lots each measuring 30 feet by 121 feet. The estimated cost per unit is \$350,000. The proposed elevations and floor plan are shown below. The units contain two stories, three bedrooms, and a covered carport pad. The proposal is not receiving any other public subsidies.

The subject property has been confirmed as being within the boundaries of the West Village NEZ, which was established by City Council on November 14, 2000 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 September 13, 2022, to the City Clerk.

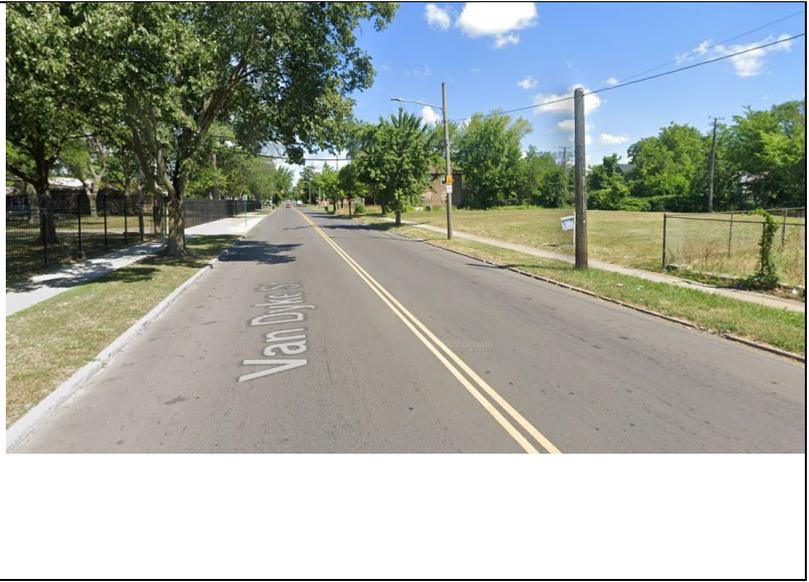
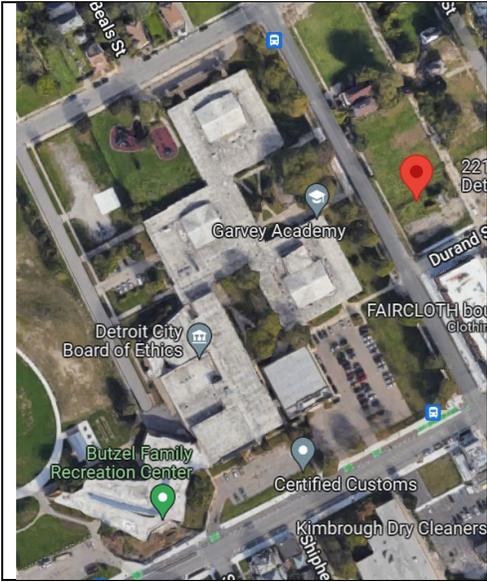
CPC staff has reviewed the applications and recommends approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

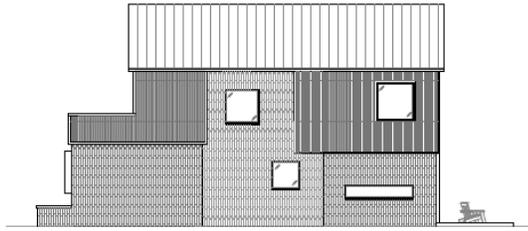
Respectfully submitted,



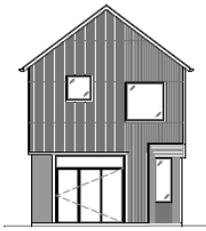
Marcell R. Todd, Jr., Director CPC  
Christopher J. Gulock, AICP, Planner

cc: Angela Jones, City Clerk

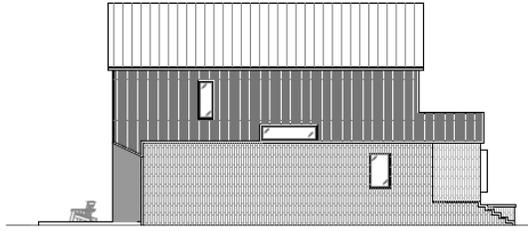




4 SOUTH ELEVATION - HOUSE 02  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION - HOUSE 02  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - HOUSE 02  
SCALE: 1/8" = 1'-0"

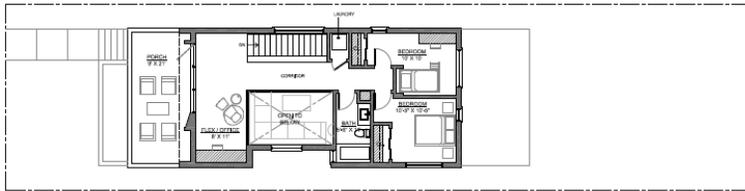


1 WEST ELEVATION - HOUSE 02  
SCALE: 1/8" = 1'-0"

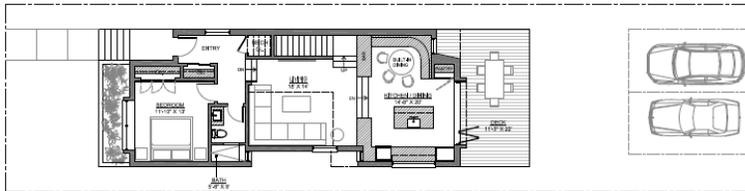


### HOUSE 02- 1660 SF

VAN DYKE HOUSES | VON STADEN ARCHITECTS | HOUSE 01



2 SECOND FLOOR PLAN - HOUSE 02  
SCALE: 1/8" = 1'-0"

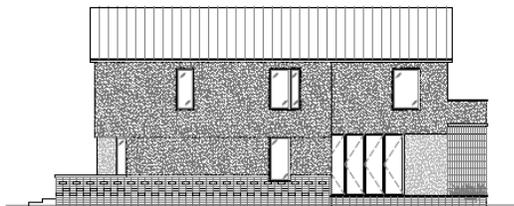


1 FIRST FLOOR PLAN - HOUSE 02  
SCALE: 1/8" = 1'-0"



### HOUSE 02- 1660 SF

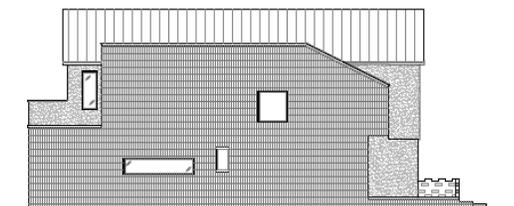
VAN DYKE HOUSES | VON STADEN ARCHITECTS | HOUSE 01



4 SOUTH ELEVATION - HOUSE 06 VERSION 1  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION - HOUSE 06 VERSION 1  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - HOUSE 06 VERSION 1  
SCALE: 1/8" = 1'-0"

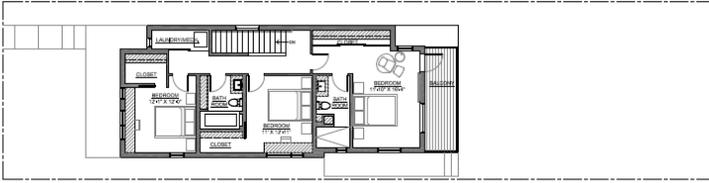


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SCALE: 1/8" = 1'-0"

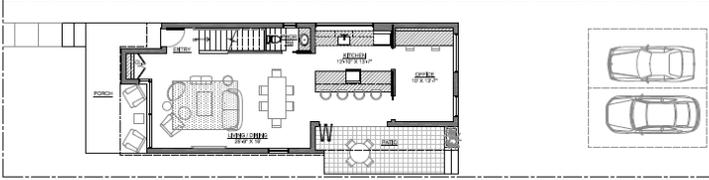


### HOUSE 06- VERSION 1 - 1810 SF

VAN DYKE HOUSES | VON STADEN ARCHITECTS | HOUSE 06 - VERSION 1



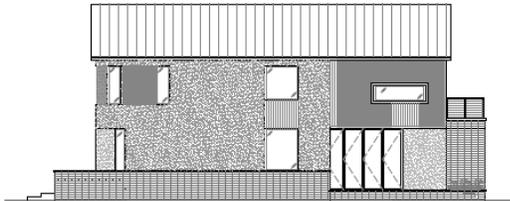
② SECOND FLOOR PLAN - HOUSE 06 - VERSION 1  
SCALE: 1/8" = 1'-0"



① FIRST FLOOR PLAN - HOUSE 06 - VERSION 1  
SCALE: 1/8" = 1'-0"

**HOUSE 06 - VERSION 1 - 1810 SF**

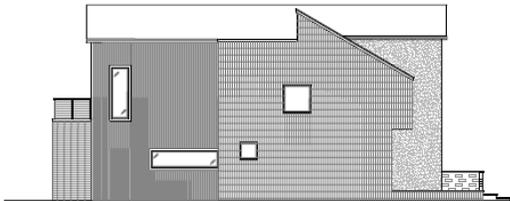
VAN DYKE HOUSES | VON STADIN ARCHITECTS | HOUSE 06 - VERSION 1



④ SOUTH ELEVATION - HOUSE 06 VERSION 2  
SCALE: 1/8" = 1'-0"



③ EAST ELEVATION - HOUSE 06 VERSION 2  
SCALE: 1/8" = 1'-0"



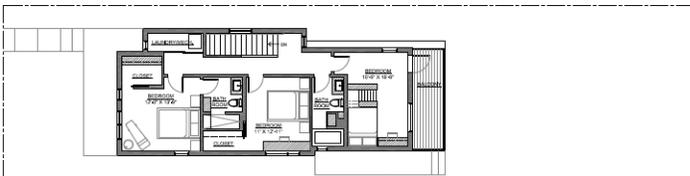
② NORTH ELEVATION - HOUSE 06 VERSION 2  
SCALE: 1/8" = 1'-0"



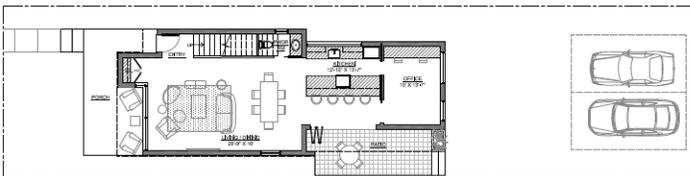
① WEST ELEVATION - HOUSE 06 VERSION 2  
SCALE: 1/8" = 1'-0"

**HOUSE 06 - VERSION 2 - 1910 SF**

VAN DYKE HOUSES | VON STADIN ARCHITECTS | HOUSE 06 - VERSION 2



② SECOND FLOOR PLAN - HOUSE 06 - VERSION 2  
SCALE: 1/8" = 1'-0"



① FIRST FLOOR PLAN - HOUSE 06 - VERSION 2  
SCALE: 1/8" = 1'-0"

**HOUSE 06 - VERSION 2 - 1910 SF**

VAN DYKE HOUSES | VON STADIN ARCHITECTS | HOUSE 06 - VERSION 2



# 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>
West Village	2218 Van Dyke	07-0875
West Village	2226 Van Dyke	07-0876
West Village	2242 Van Dyke	07-0877
West Village	2248 Van Dyke	07-0878