

# City of Detroit

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January 22, 2025

## HONORABLE CITY COUNCIL

**RE: Neighborhood Enterprise Zone Certificate Applications for the construction of two new single-family houses at 2966 and 2970 Ashland in the Far East Side Neighborhood Enterprise Zone area (RECOMMEND APPROVAL)**

The office of the City Clerk forwarded to the City Planning Commission (CPC) two applications requesting a 15-year Neighborhood Enterprise Zone (NEZ) certificate for the construction of two single-family houses located at 2966 and 2970 Ashland Street. Please see the maps below for reference.

The petitioner for the certificates is Andrew Creamer, a developer with the Nova Development Group of Detroit LLC. Mr. Creamer is in the process of developing several infill single-family houses (8 houses in a row) constructed with shipping containers in the area south of Mack Avenue and west of Alter Road. Please see the attached site plan. In November 2022, the City Council approved two similar applications by the petitioner for houses at 3000 and 3010 Ashland. In February 2023, the petitioner submitted applications for 2966 and 2970 Ashland to the Council for approval, but the applications were accidentally not forwarded to Council by the Assessors Division (there may have been a mix up with the aforementioned applications).

The subject properties are vacant land on the east side of Ashland north of Charlevoix. The petitioner indicates there are a variety of potential layouts for buyers to select ranging from 640 to 1,198 square feet. Below is a table summarizing the development of the two subject addresses.

Unit	Square Footage	# Bedrooms	Unit cost to build	Estimated Sale or Rental Price
2966	700	2	\$175,000	\$165,000
2970	970	2/3	\$200,000	\$199,000

Regarding parking, the petitioner indicates detached garages will be built off of the rear alley. Regarding accessibility, the developer indicates the units will have open floor plans; I ramp could be installed from the rear garage to the back door if needed.

The subject property has been confirmed as being within the boundaries of the Far East Side NEZ, which was established by the City Council in September 2002 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 February 1, 2023, and then revised January 1, 2025. Building permits were issued on May 24, 2023.

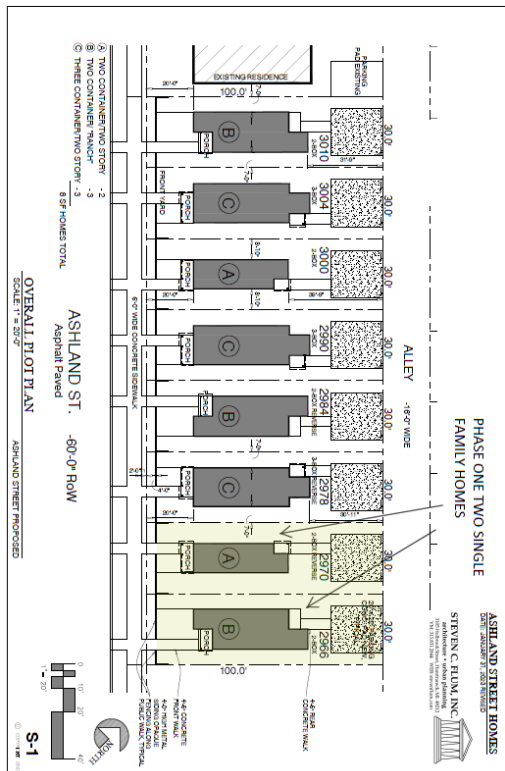
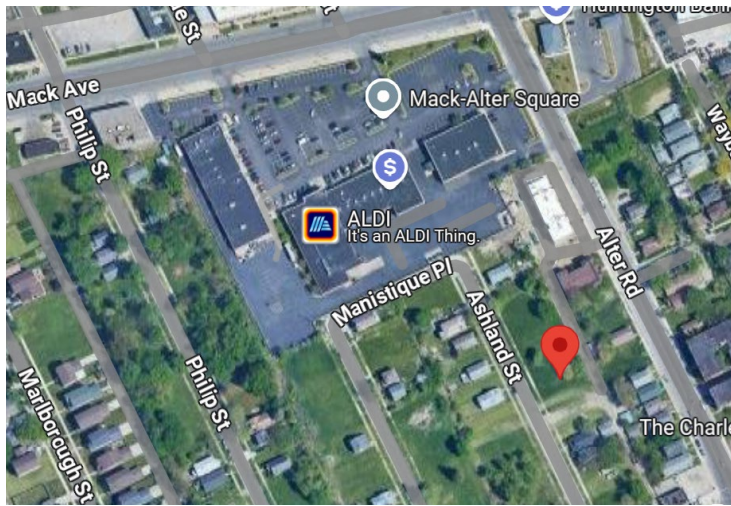
CPC staff have reviewed the applications and recommend approval. Attached is a resolution for Your consideration. Please contact our office should you have any questions.

Respectfully submitted,

A handwritten signature in blue ink that reads "Marcell R. Todd, Jr." with a stylized flourish at the end.

Marcell R. Todd, Jr., Director CPC  
Christopher J. Gulock, Deputy Director CPC

cc: Angela Jones, City Clerk





# 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 approves 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>
Far East Side	2966 Ashland	25-002
Far East Side	2970 Ashland	25-003