
RE: 1357 W. 14 Mile Road - Alternative Rezoning Request to B-2

From jt@soarrealstateinvestments.com <jt@soarrealstateinvestments.com>

Date Mon 12/23/2024 9:36 AM

To Matt Lonnerstater <MattLonnerstater@Madison-Heights.org>; jt@soarrei.com <jt@soarrei.com>

Cc mlyon57@att.net <mlyon57@att.net>; mridha@aol.com <mridha@aol.com>; 'Chinu Mridha' <cdmridha@gmail.com>

 1 attachment (171 KB)

B-2 - Community Business.pdf;

Good morning, Matt, we agree with the city of Madison Heights that B-2, Community Business, zoning district would be more appropriate for our parcel and its intended uses than our original Master Plane B-3 district rezoning request.

Thank you

Jimmy Tottingham

Principal Associate Broker

7 W. Square Lake Road | Bloomfield Hills, MI. 48302

Direct 248-722-0599 | Fax 248-256-1615

email: jt@soarrei.com

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SOAR REAL ESTATE INVESTMENTS LLC

COMMERCIAL REAL ESTATE INVESTMENT SALES

License MI: 6505398620

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From: Matt Lonnerstater <MattLonnerstater@Madison-Heights.org>

Sent: Monday, December 23, 2024 9:16 AM

To: jt@soarrei.com

Subject: Fw: 1357 W. 14 Mile Road - Alternative Rezoning Request to B-2

Good morning, Jim:

Just following up on my email from last week.

Thank you,



Matt Lonnerstater, AICP
City Planner
City of Madison Heights
MattLonnerstater@Madison-Heights.org
Office: (248) 837-2649

<https://www.madison-heights.org/209/Planning-Services>

From: Matt Lonnerstater <MattLonnerstater@Madison-Heights.org>
Sent: Thursday, December 19, 2024 10:03 AM
To: jt@soarrei.com <jt@soarrei.com>
Cc: Giles Tucker <GilesTucker@Madison-Heights.org>
Subject: 1357 W. 14 Mile Road - Alternative Rezoning Request to B-2

Good morning, Jim:

Thanks for taking my call this morning. Staff believes that the B-2, Community Business, zoning district would be more appropriate for the parcel than the requested B-3 district, and will face less scrutiny from the Planning Commission and City Council.

I am attaching the zoning regulations, including the list of permitted uses, for the B-2 zoning district. Child Day Care Centers are permitted by right.

Can you please respond to this email confirming that a potential rezoning to B-2 in lieu of B-3 would be acceptable to you and your future buyer/tenant?

Thank you,



Matt Lonnerstater, AICP
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