



CITY OF MADISON HEIGHTS
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
SPECIAL LAND USE APPLICATION

I. APPLICANT INFORMATION

Applicant Najor Companies
Applicant Address 600 North Old Woodward, suite 100
City Birmingham State MI ZIP 48009
Interest in Property (owner, tenant, option, etc.) owner
Contact Person Keith Maziasz
Telephone Number [REDACTED] Email Address [REDACTED]

II. PROPERTY INFORMATION

Property Address 28767 Dartmouth
Tax ID 44-24-14-202-004 Zoning District R-3
Owner Name (if different than applicant) same
Address _____
City _____ State _____ Zip _____
Telephone Number _____ Email Address _____

III. CONSULTANT INFORMATION (IF APPLICABLE)

Name Gregory Bono, PE Company PEA Group
Address 1849 Pond Run
City Auburn Hills State MI Zip 48326
Telephone Number [REDACTED] Email Address [REDACTED]

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IV. PROJECT NAME

Madison Heights Restaurant

V. PROJECT DESCRIPTION AND SCOPE OF WORK

Brief Description of Proposed Special Land Use:

We request approval of parking as a principle use on a parcel currently zoned R-3, which is part of the proposed development area.

Required Attachments:

- ☐ **Project Narrative:** Written description of the nature of the proposed use(s), including: products or services to be provided; activities to be conducted inside and outside the building; types of equipment to be used; hours of operation; number of employees; expected levels/ types of vehicular traffic coming to and from the site; other information.
- ☐ **Conceptual Site Plan and Floor Plan:** Conceptual plans containing minimum information listed in **Section 15.05** of Zoning Ordinance (refer to checklist, attached)
- ☐ **Review Standards Response Form** (attached)

VI. APPLICANT CERTIFICATION

I (we) the undersigned do hereby apply to the City of Madison Heights for review and approval of the above-described Special Land Use application. Applicant(s) and the property owner(s) do hereby consent to city staff to assess the property for purposes of evaluating the site for requested action(s).

Printed Name _____ Signature _____ Date _____

VII. PROPERTY OWNER CERTIFICATION

IF YOU ARE NOT THE PROPERTY OWNER, YOU MUST HAVE THE PROPERTY OWNER PROVIDE A NOTARIZED SIGNATURE, BELOW, OR PROVIDE A NOTARIZED LETTER OF AUTHORIZATION OR NOTARIZED POWER OF ATTORNEY AUTHORIZING YOU TO ACT ON THEIR BEHALF.

Printed Name BRIAN WATKINS Signature [Signature] Date 7/14/25

Notary for Property Owner:

Subscribed and sworn before me, this 14th day of July, 2025.

A Notary Public in and for Oakland County, Michigan.

Notary Name (Print): Kimberly M. Heslep

Notary Signature: [Signature]

My Commission Expires: 11-02-2025

Notary Stamp

KIMBERLY M HESLEP
Notary Public, State of Michigan
County of Oakland
My Commission Expires 11-02-2025
Acting in the County of Oakland

STAFF USE ONLY

[DO NOT ACCEPT INCOMPLETE APPLICATIONS]

FILING FEE (\$750): _____ SPECIAL LAND USE NO.: PSP # _____
DATE APPLICATION RECEIVED: _____ RECEIVED BY: _____

SPECIAL LAND USE: REVIEW STANDARDS RESPONSE FORM

Section 15.05(3) of the Zoning Ordinance contains Special Land Use review standards and criteria. Please provide responses to the following review standards for consideration by staff, the Planning Commission, and City Council. (Provide additional separate sheets, if necessary).

- A.** Describe how the proposed use will be designed, located, and operated in a way that protects the public health, safety and welfare.

The parking area and drive aisle are located to provide vehicular circulation and additional parking for the adjacent restaurant development. No buildings are proposed on the R-3 parcel.

- B.** Describe how the use will be designed in a way that considers the natural environment and helps conserve natural resources and energy.

The property will be enhanced with proposed landscaping and an extension of the existing 6' screen wall.

- C.** Will the Special Land Use will involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. If so, describe in detail.

no

- D.** Describe how the proposed land use will be designed and located so that it is compatible with surrounding properties, neighborhood, and vicinity. At a minimum, this shall include: 1) Location of use(s) on site; 2) Height of all improvements and structures; 3) Adjacent conforming land uses; 4) Conformance with the Master Plan and future land use map for the area as adopted by the Planning Commission; and 5) Compatibility with the permitted principal uses allowed in the zoning district where the Special Land Use is requested, and consistency with the intent of the zoning district.

The parking and drive are an enhancement to the existing alley (which is to be vacated) and provides acceptable width for fire and other emergency vehicular access, if necessary. A 6' screen wall and landscaping are proposed.

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- E.** Describe how ingress/egress to the use will be controlled to assure maximum vehicular, pedestrian and non-motorized safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:

1. Reduction in the number of ingress/egress points through elimination, minimization and/or consolidation of drives and/or curb cuts;
2. Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
3. Reduction/elimination of pedestrian/vehicular traffic conflicts;
4. Adequacy of sight distances;
5. Location and access of off-street parking; and
6. Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.

- This provides a secondary access (aligning with a previous alley to be vacated) to the signalized intersection at Dartmouth St. and 12 Mile Rd., 160 feet to the east.
- multiple access points provides improved traffic circulation and reduction of conflict

- F.** Describe how the proposed use will be consistent with the intent and purpose of the zoning district in which it is proposed

there will be no structures proposed on the parcel, only additional parking and secondary drive accessibility which is an enhancement to the existing alley.