

Template Findings and Conditions – PSP 23-04

Staff offers the following findings as a template for City Council's motion, either for approval or denial, on this case:

1. The applicant requests special use approval for an auto wash use at 29448 John R Road under Section **10.329(4)**, *"Other uses of a similar and no more objectionable character[...]."*
2. The subject site is zoned M-1, light Industrial, which is intended to provide areas to accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district. The proposed auto wash **(IS/IS NOT)** consistent with the intent of the M-1 zoning district and **(IS/IS NOT)** compatible with and **(IS/IS NOT)** no more objectionable than principal uses permitted in the M-1 zoning district.
3. The subject site is in the vicinity of properties improved with light industrial, warehousing, self-storage, and auto repair use, is adjacent to recreational uses, and is across John R Road from retail uses. The proposed auto wash **(IS/IS NOT)** compatible with adjacent land uses.
4. The proposed use **(IS/IS NOT)** consistent with the site's *"Mixed Use Innovation"* future land use designation and **(IS/IS NOT)** aligned with the goals and objectives stated in the 2021 Madison Heights Master Plan relating to community character, commercial & industrial development, and transportation networks.
5. The applicant **(HAS/HAS NOT)** demonstrated a need for the proposed use in the specified area of the city.
6. The proposed use **(DOES/DOES NOT)** satisfy the use-specific requirements for auto washes listed in Section 10.326(8). The applicant acknowledges the need to apply to the ZBA for several variances from the specific-use standards of Section 10.326(8).
7. Based on the above findings, the proposed use **(DOES/DOES NOT)** generally satisfy/satisfies the special use approval review standards and criteria listed in Section 10.201(4).

If City Council moves to approve the requested special land use, staff recommends including the following conditions of approval:

1. Resolve site plan deficiencies relating to the chain link fence and outdoor self-service vacuum bays or seek the appropriate variances from the Zoning Board of Appeals.
2. The Landscape Plan and Building Elevations submitted with the site plan package shall be substantially consistent with the preliminary plans submitted with this special use application, with the exception of any required modifications placed as conditions of approval.