



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** 9/8/25

**PREPARED BY:** Matt Lonnerstater, AICP

**AGENDA ITEM CONTENT:** Special Land Use Request PSP 25-05 – 28767 Dartmouth – Parking as a Principal Use

**AGENDA ITEM SECTION:** Reports

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

### EXECUTIVE SUMMARY:

The applicant and property owner, Najor Companies, requests Special Land Use approval from the Planning Commission and City Council under Sections 10.06 and 15.05 of the Madison Heights Zoning Ordinance to develop a parking lot and drive aisle as a principal use of a residential parcel; the parking lot and drive aisle are intended to serve a proposed restaurant development on the adjacent site to the west.

The subject property is located at 28767 Dartmouth Street and is zoned R-3, One-Family Residential. Per Section 10.06, parking as a principal use of a residential parcel is subject to Special Land Use approval with additional use-specific standards. While the proposed drive aisle/parking is related to the restaurant development, the restaurant use itself is not directly subject to this Special Land Use request.

### RECOMMENDATION:

The applicant has submitted revised concept plans to address the findings for Planning Commission denial. In light of the revised submittal, City Council has the following options pertaining to this Special Land Use case:

- 1) Approve the Special Land Use based upon the revised conceptual plan submittal submitted to staff on August 28th, 2025.
- 2) Deny the Special Land Use.
- 3) Postpone action on the Special Land Use to the October 13th, 2025 City Council meeting and remand the revised submittal back to the Planning Commission for new review and recommendation at their September 16th, 2025 meeting.