



AGENDA ITEM SUMMARY FORM

MEETING DATE: 9/8/25

PREPARED BY: Matt Lonnerstater, AICP

AGENDA ITEM CONTENT: Ordinance 2205 - Rezoning PRZN 25-01, 25-02, 25-03, 25-04, 25-06 - City-Initiated Rezoning. First Reading

AGENDA ITEM SECTION: Ordinances

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The City of Madison Heights is initiating a proactive rezoning of certain qualified properties to the R-MN (Residential Mixed-Neighborhood), R-MF (Residential Multi-Family), MUI-2 (Mixed-Use Innovation 2), or B-1 (Neighborhood Business) district. These rezonings, if approved, aim to better-align the zoning of these properties with existing land use patterns, the City's Master Plan, and adjacent street networks. Further, this rezoning process will have the effect of increasing building expansion and development potential while simultaneously ensuring that all existing uses are permitted to continue. The following properties are included in this rezoning request:

- PRZN 25-01 – 555 E. 13 Mile Road [R-1 to R-MN]
- PRZN 25-02 – 1434 E. 13 Mile Road [R-2 to R-MF]
- PRZN 25-03 – 30801 Dequindre Road [R-2 to MUI-2]
- PRZN 25-04 – 1042 E. 12 Mile Road [R-3 to R-MN]
- PRZN 25-06 – Eastern 130 ft. of 30728 John R Road [R-2 to B-1]

The Planning Commission recommended that case PRZN 25-05 - 500 W. Gardenia Avenue [R-3 to R-MN] be withdrawn from this request for further analysis.

RECOMMENDATION:

Staff recommends that the City Council conduct the first reading for Ordinance # 2205 (PRZN 25-01 through 25-04; and PRZN 25-06), and schedule the second and final reading for the September 29th, 2025 City Council Meeting.