



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

I. APPLICANT INFORMATION

Applicant Sergio Basmajian
Applicant Address 32371 Dequindre Rd
City Madison Hts State MI ZIP 48071
Interest in Property (owner, tenant, option, etc.) Owner
Contact Person Sergio Basmajian
Telephone Number [REDACTED] Email Address [REDACTED]

II. PROPERTY INFORMATION

Property Address 32371 Dequindre Rd
Tax ID 33-1961418 Zoning District M-1
Owner Name (if different than applicant) _____
Address _____
City _____ State _____ Zip _____
Telephone Number _____ Email Address _____

III. CONSULTANT INFORMATION (IF APPLICABLE)

Name Dylan Masko Company Stucky Vitale
Address 27172 Woodward Ave
City Royal Oak State _____ Zip _____
Telephone Number [REDACTED] Email Address [REDACTED]

SPECIAL LAND USE APPLICATION

IV. PROJECT NAME

Madison Auto Sales and Repair

V. PROJECT DESCRIPTION AND SCOPE OF WORK

Brief Description of Proposed Special Land Use:

Transform an Abandoned building into a Auto and Sales Facility. Giving the Front a Full Facelift and fully Upgrading the Run down parking lot, tremendously decreasing water run off

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 Sergio Basmajian Signature [Signature] Date 4-12-26

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 Sergio Basmajian Signature [Signature] Date 4-13-26

Notary for Property Owner:

Subscribed and sworn before me, this 13 day of April, 2026.

A Notary Public in and for Oakland County, Michigan.

Notary Name (Print): Paul Brakeman

Notary Signature: [Signature]

My Commission Expires: March 30 2030

Notary Stamp

PAUL BRAKEMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires March 30, 2030
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.

Zoning already permits the use of Auto sales which is half the business the other half of Auto Repair will be done in rear with full screening from the Front. All work will be done indoors and in accordance to state and city codes

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

The use transforms a 10 year vacant property, and fully upgrades the landscape and water run off. Currently the whole parking lot is impervious creating major run off into the city sewer line. Our upgrades will beautify the property, upgrade the landscape and tremnsdously reduce water run off with 6 new open bioswals allowing water to go back into the ground

- 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. Again all the auto repair will be in the rear and inside the building. We will have onsite tanks to collect any oil or fluids

- 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.

It is harmonious to the surrounding businesses since auto sales is already permitted and we believe it conforms with master plan as use is allowed in M-1 and Auto repair is allowed in Master Plan in other parts of city, but special use needed for M-1. This satisfies any concerns of Proximity to Residential and View from Major streets, as basically nonexistent for this site. Site Plan shows the heights which are in line with neighbors.

SPECIAL LAND USE APPLICATION

- 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.

Seeing how all the parking is in the back of the building the ease of entry and exit onto Dequindre will be easy and non confrontational

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

Auto Sales is allowed in M-1 and Auto Repair is allowed in Master Plan in other areas such as commercial. This site has more in common with commercial than M-1 and all the concerns in the Master Plan for Auto Repair are not present at this site. Proximity to Residential and View from Street not present.