



MEMORANDUM

Date: June 2nd, 2023
CC Meeting: June 12th City Council Meeting
To: City of Madison Heights City Council
From: Matt Lonnerstater, AICP – City Planner
Subject: Special Approval Request PSP 23-01 – 700 E. 14 Mile Road – Golling Kia Service Expansion
Recommendation: **Approval, with Conditions**

Request

The applicant, Frank Martin on behalf of Golling Kia, requests Special Approval from City Council under Section 10.329(6) of the Madison Heights Zoning Ordinance for the expansion of an existing motor vehicle repair facility at 700 E. 14 Mile Road (PIN 44-25-01-126-026). The property is zoned M-1, Light Industrial. The motor vehicle repair facility is associated with Golling Kia, a motor vehicle dealership.

Background and Application

Golling Kia received special approval in May of 2018 (Case PSP 18-01) to construct a new car dealership and vehicle service facility at the subject property. The site plan associated with the special approval depicted ten (10) service bays. The formal site plan was approved in April of 2019 with a total of ten (10) service bays. Golling Kia now proposes to construct ten (10) additional service bays (for a total of twenty (20)), which requires new special approval through City Council.

The property is zoned M-1, Light Industrial, which permits motor vehicle repair facilities through special approval process outlined in **Section 10.201** of the Zoning Ordinance. Motor vehicle repair facilities are also subject to the use-specific standards contained in **Section 10.319(2)**. The special approval criteria and use-specific standards are contained at the end of this report. The image below shows the existing Golling Kia dealership and service facility.

Existing Golling Kia



The applicant has submitted a conceptual site plan, floor plans, and elevations for the building expansion. As proposed, the 4,300 square foot expansion will be at the rear (south) of the existing building and will result in the loss of six (6) parking spaces. However, the site will still contain adequate parking to meet the Zoning Ordinance’s minimum parking requirements. The expanded building facade will feature concrete masonry unit (CMU) material and will match the existing building relative to materials, height and overall appearance. A small car wash expansion is proposed, which will be for dealership use only.

Requests for special approval are subject to the following criteria, as outlined in Section **10.201(4)**:

The use shall be designed and located so that it is compatible with the 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. Need for proposed use in specified areas of the city;*
- 5. Conformance with future land use plans for the area as adopted by the planning commission;*
- 6. Compatibility with the permitted principal uses allowed in the zoning district where the special approval use is requested.*

Additional criteria for reviewing special uses are contained at the end of this report.

Existing Zoning, Land Use, and Transportation

The table below denotes existing adjacent land uses and zoning designations.

	Existing Land Use	Existing Zoning
Site	Car Dealership	M-1, Light Industrial
North (across 14 Mile)	Light Industrial/Office	IB, Integrated Industrial Business
South	Light Industrial/Office	M-1, Light Industrial
East	Light Industrial/Office	M-1, Light Industrial
West	Financial Services	B-3, General Business

The subject site is zoned M-1, *Light Industrial*, which is intended to, “*primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affects in a detrimental way any of the surrounding districts.*” Adjacent land uses, including properties to the north in Troy, are primarily zoned and used for light industrial uses. The property immediately to the west is improved with a credit union.

The subject site has primary frontage along W. 14 Mile Road. Per the Master Plan, 14 Mile Road is classified as a *principal arterial road*, which is intended to provide access to important traffic generators, such as major airports or regional shopping centers.

Future Land Use and Master Plan

The table below denotes adjacent future land use designations as contained within the 2021 Madison Heights Master Plan.

	Future Land Use
Site	Industrial
North (across 14 Mile)	'21 st Century Industrial' (City of Troy)
South	Industrial
East	Industrial
West	Industrial

The future land use designation of the subject site and adjacent properties is listed as '*Industrial*.' Per the Master Plan, the Industrial designation is intended to, "*accommodate manufacturing, processing, warehousing, storage of raw materials and intermediate and finished products, industrial service providers, industrial parks, and industrial research activities.*" Adjacent property, including property to the north in Troy, is planned for light industrial uses.

Use-Specific Standards

Vehicle repair and service facilities are subject to the use-specific standards of **Section 10.319(2), listed in full at the end of this report**. As proposed, the vehicle service expansion satisfies these use specific standards. Further, the building expansion meets the dimensional and setback standards of the M-1 district.

Staff Analysis,

Staff finds that the proposed vehicle service expansion is consistent with the existing dealership and service facility and is compatible with adjacent light industrial, office, and commercial land uses. As a stipulation of the original special approval in 2018, City Council added a condition that prohibited bump and paint work in the service facility. Staff recommends that this condition be carried over as part of this special approval request. Additionally, staff recommends a condition that the proposed auto wash be limited for use by the dealership and dealership service patrons only, and not open for use by the general public.

Findings and Recommendation

Staff offers the following findings for City Council consideration:

1. The applicant requests special use approval for an expanded motor vehicle service facility at 700 E. 14 Mile Road, zoned M-1, Light Industrial, as permitted under Section 10.329.
2. The expanded service facility is compatible with existing adjacent uses, which primarily includes light industrial, office, and commercial, and is consistent with the existing dealership facility and the original special approval from 2018.
3. The expanded service facility use is compatible with the Future Land Use Map's '*Industrial*' designation for the subject site, as contained within the 2021 Master Plan.
4. The expanded service facility is consistent with the special use criteria of Section 10.201(4).

5. The expanded service facility satisfies the use-specific criteria of Section 10.319(2).
6. The Site Plan Review Committee (SPRC) reviewed the proposed special approval request at their May 3rd, 2023 meeting and had no objections to the request.

Based on these findings, staff recommends that City Council **approve special use request PSP 23-01 with the following conditions:**

- 1) Bump and paint work shall not be permitted.
- 2) The proposed auto wash shall be for dealership and service facility patrons only and shall not be open for use by the general public.

Next Step

After the public hearing and discussion, City Council may take action on the requested special use by approving, approving with conditions, or denying the application. Alternatively, City Council may postpone action to allow verification, compilation, or submission of additional or supplemental information or to address other concerns or issues.

Any motion shall include concise findings based upon the special approval review standards and criteria, Section 10.201(4), listed below.

Pertinent Zoning Ordinance Sections

Sec. 10.329 – M-1 Uses Permissible on Special Approval

[...]

- (6) Motor vehicle heavy and light repair facilities and/or motor vehicles maintenance service facilities subject to the applicable requirements of subsection 10.319(2).

[...]

Sec. 10.319(2) – B-1 Uses Permissible on Special Approval

[...]

- (2) Gasoline service stations and/or motor vehicle light repair facilities and/or motor vehicle maintenance service facilities, subject to the following:
 - (a) One hundred forty feet of street frontage on the lot proposed for the gasoline filling station shall be provided on the principal street serving the station.
 - (b) The lot shall contain not less than 14,000 square feet of lot area.
 - (c) The lot must be located on the edge of the district (where the abutting zoning district on the frontage is nonresidential) so as not to disrupt pedestrian movement within the district.
 - (d) All buildings shall be set back not less than 40 feet from all street right-of-way lines.
 - (e) Gasoline pumps, air and water hose stands and other appurtenances shall be set back not less than 15 feet from all street right-of-way lines.

- (f) Driveway widths entering the filling station shall have a maximum width of 35 feet. Curb openings for each driveway shall not exceed 50 feet in length.
- (g) Curb cuts shall be no closer than ten feet to any adjoining property and shall be no closer than 35 feet to any corner of the intersecting street right-of-way lines. Any two driveways shall be separated by an island at least 20 feet long.
- (h) The angle of intersection of any driveway shall not be less than 60 degrees unless acceleration or deceleration lanes are provided.
- (i) Curbs in accord with standard city specifications shall be constructed on all streets adjacent to the gasoline filling station site.
- (j) Sale of alcoholic beverages from a structure wherein gasoline service stations are operated is strictly prohibited except in such structures where there is a masonry firewall between the location selling alcoholic beverages and the gasoline service station and there is a distance of 500 feet between the entrance of each establishment.
- (k) The owner and/or operator of a gasoline service station and/or motor vehicle maintenance service facility shall not permit disabled vehicles and/or vehicles that are being repaired or waiting to be repaired or serviced to be parked for longer than 72 hours on the premises. Further, such disabled vehicles or vehicles waiting for repair or service shall be parked within an enclosed building. All repair work of any nature shall be done within an enclosed building only.
- (l) Motor vehicle light repair facilities established and/or uses expanded to include motor vehicle light repairs shall completely screen all motor vehicles waiting for repairs and/or maintenance from view from any direction by an eight-foot poured concrete screen wall. All parcels which do not contain corner lots must maintain the required front yard setback per ordinance. All parcels which contain a corner lot shall contain screened walls which comply with side yard setbacks as well as front yard setbacks. Screen gates must be installed to continue the enclosure of the screened area. Disabled vehicles and/or vehicles that are being repaired or waiting to be repaired or serviced shall not be parked for longer than 72 hours on the premises. Further, all vehicles waiting for repair shall be screened from view. All repair work of any nature shall be done in an enclosed building only.
- (m) All owners and/or operators of gasoline service stations and/or light repair facilities and/or motor vehicle maintenance service facilities that are in existence on the effective date of this Ordinance, shall not permit disabled vehicles and/or vehicles that are being repaired or waiting to be repaired or serviced to be parked for longer than 72 hours on the premises. All repair work of any nature shall be done within an enclosed building only.

[...]

Section 10.201 – Special Approval Use Review Procedures and Requirements

- (4) *Review standards and criteria.* The city council shall consider the following standards and criteria in their review of all special approval use requests:
 - (a) Site plans submitted for special approval uses shall be prepared in conformance with and contain all information as outlined in Section 10.514. Site Plan Review.
 - (b) All design standards or criteria imposed on specific special approval uses elsewhere in this Ordinance shall be met.
 - (c) The use shall be designed and located so that it is compatible with the 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. Need for proposed use in specified areas of the city;
 5. Conformance with future land use plans for the area as adopted by the planning commission; and
 6. Compatibility with the permitted principal uses allowed in the zoning district where the special approval use is requested.
- (d) Ingress/egress to the use shall be controlled to assure maximum vehicular and pedestrian 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;
 6. Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.
- (e) Screening shall be provided along all property lines, where council determines such screening is necessary to minimize impact of the use on adjacent properties or uses.
- (f) The use shall be properly served by utilities.
- (g) The use shall not have an adverse effect on the environment beyond the normal effects of permitted principal uses in the same zoning district and shall not result in an impairment, pollution, and/or destruction of the air, water, and natural resources.
- (h) The use shall be specifically scrutinized for conformance with the performance standards outlined in section 10.509 of this Ordinance.
- (i) The proposed use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible nuisances which might be noxious to the occupants of any other nearby properties. The use shall not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, odors, and adverse environmental impacts.
- (j) The proposed use does not impose an unreasonable burden upon public services and utilities in relation to the burden imposed by permitted principal uses in the same zoning district.
- (k) The city council may impose conditions in granting special approval that it deems necessary to fulfill the spirit and purpose of this Ordinance. The conditions may include those necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed shall:
1. Be designed to protect natural resources, the health, safety and welfare, as well as the social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.

2. Be related to the valid exercise of the police power and purposes that are affected by the proposed use or activity.
 3. Be necessary to meet the intent and purpose of the zoning regulations; be related to the standards established in this Ordinance for the land use or activity under consideration (if applicable); and be necessary to ensure compliance with those standards.
 4. Provide adequate safeguards as deemed necessary for the protection of the general welfare and individual property rights, and for ensuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard or requirement, and the failure to correct such breach within 30 days after an order to correct is issued by the city shall be reason for immediate revocation of the special approval. Conditions and requirements stated as a part of special use permit authorizations shall be continuing obligations of the holders of such permits and are binding upon their heirs and assigns and upon any persons taking title to the affected property while such special use permit is in effect.
- (I) The discontinuance of a special use after a specified time may be a condition to the issuance of the permit. Renewal of a special use permit may be granted after a review and determination by the city council that continuing private need and public benefit will be served by such renewal. Renewal applications shall be in accord with standards and requirements in effect at the time that the renewal is requested.