



AGENDA ITEM SUMMARY FORM

MEETING DATE: 11/10/25

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:

Planning Commission Recommendation (9/16/25 Meeting): Tie vote. No recommendation

Refer to staff memorandum.

City Council has the following options pertaining to this Special Land Use case:

- 1) Approve (with or without conditions) the Special Land Use based upon the revised conceptual plan submittal dated August 28th, 2025, and submitted traffic assessment, with appropriate findings.
- 2) Deny the Special Land Use, with appropriate findings.
- 3) Postpone action on the Special Land Use to a date certain.