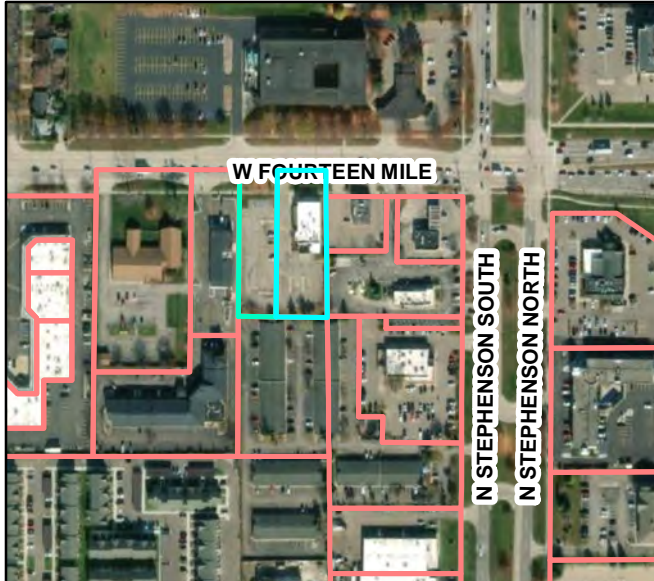


Site Address: 1275 and 1301 W. 14 Mile Rd



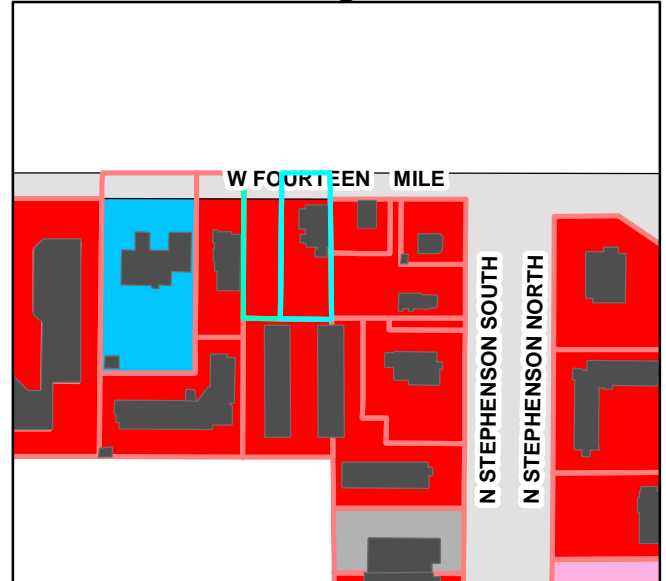
[Click for maps](#)

Aerial



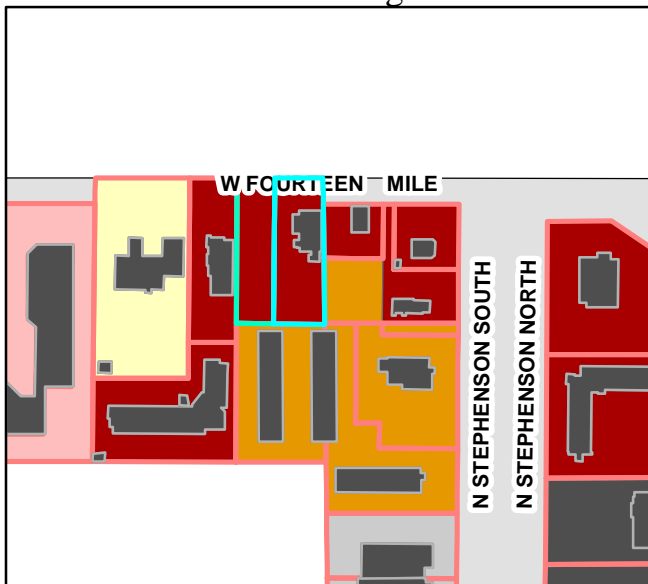
- 1301 W. 14 Mile Road
- 1275 W 14 Mile Road
- Parcels

Existing Land Use



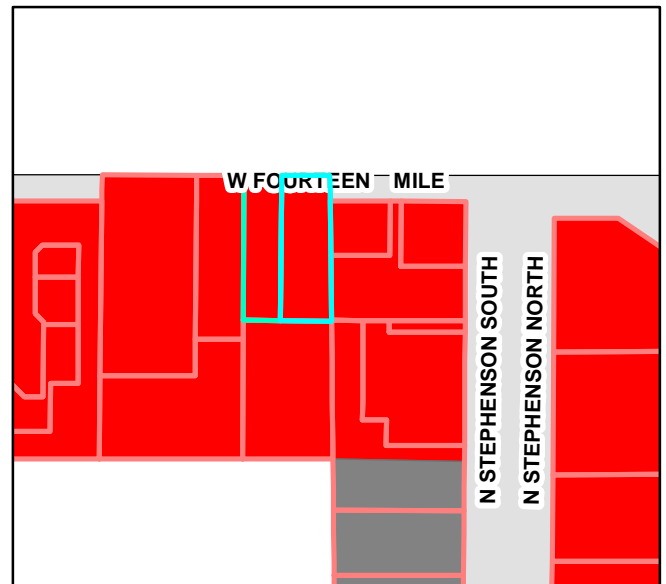
- 1301 W. 14 Mile Road
- 1275 W 14 Mile Road
- Buildings
- Parcels
- Office
- Commercial
- Industrial
- Quasi-public

Zoning



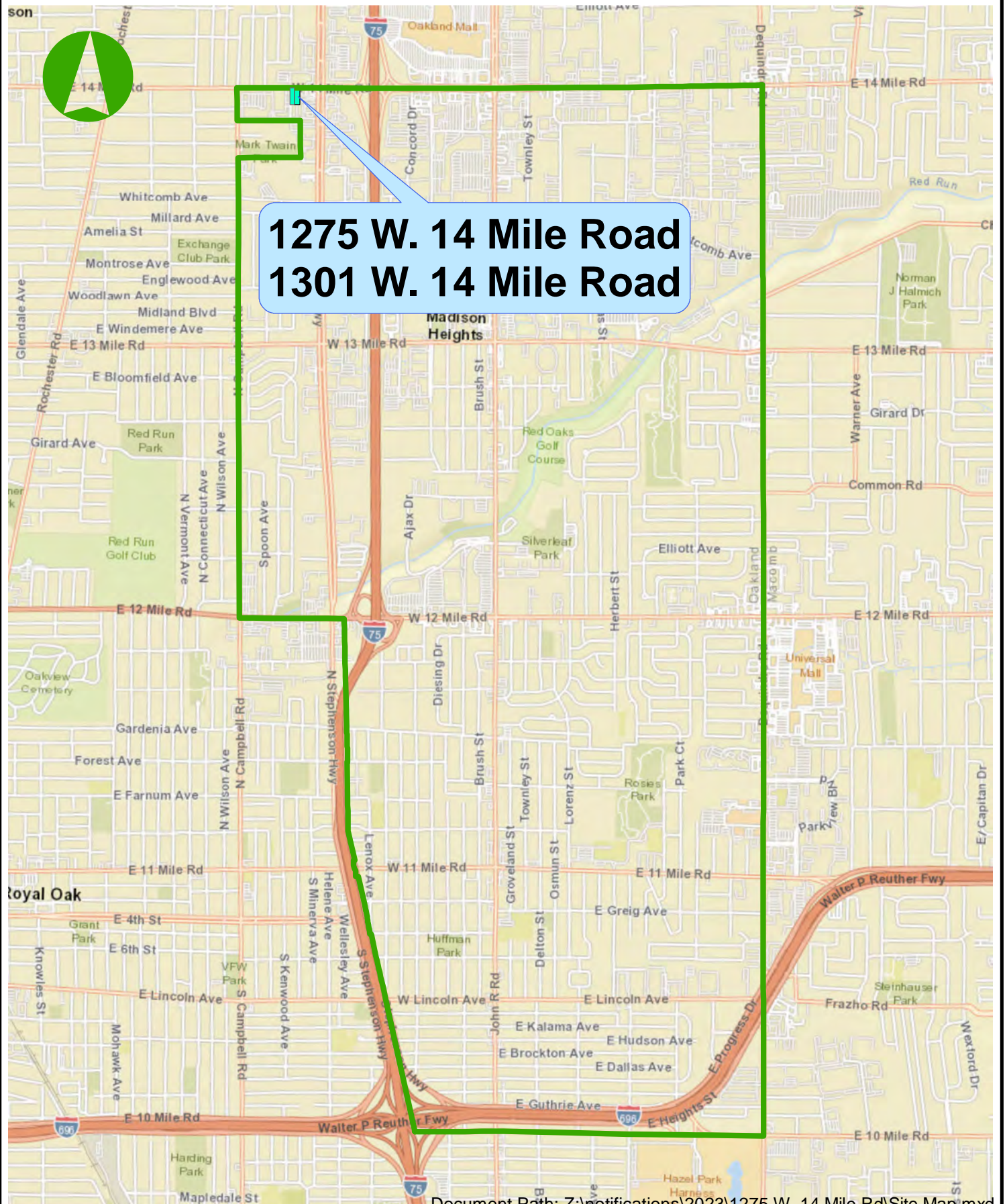
- 1275 & 1301 W. 14 Mile Rd
- R-2 Residential
- H-R High Rise
- Parcels
- M-2 Light Industrial
- M-1 Light Industrial
- B-1 Local Business
- Buildings
- B-3 General Business

Future Land Use



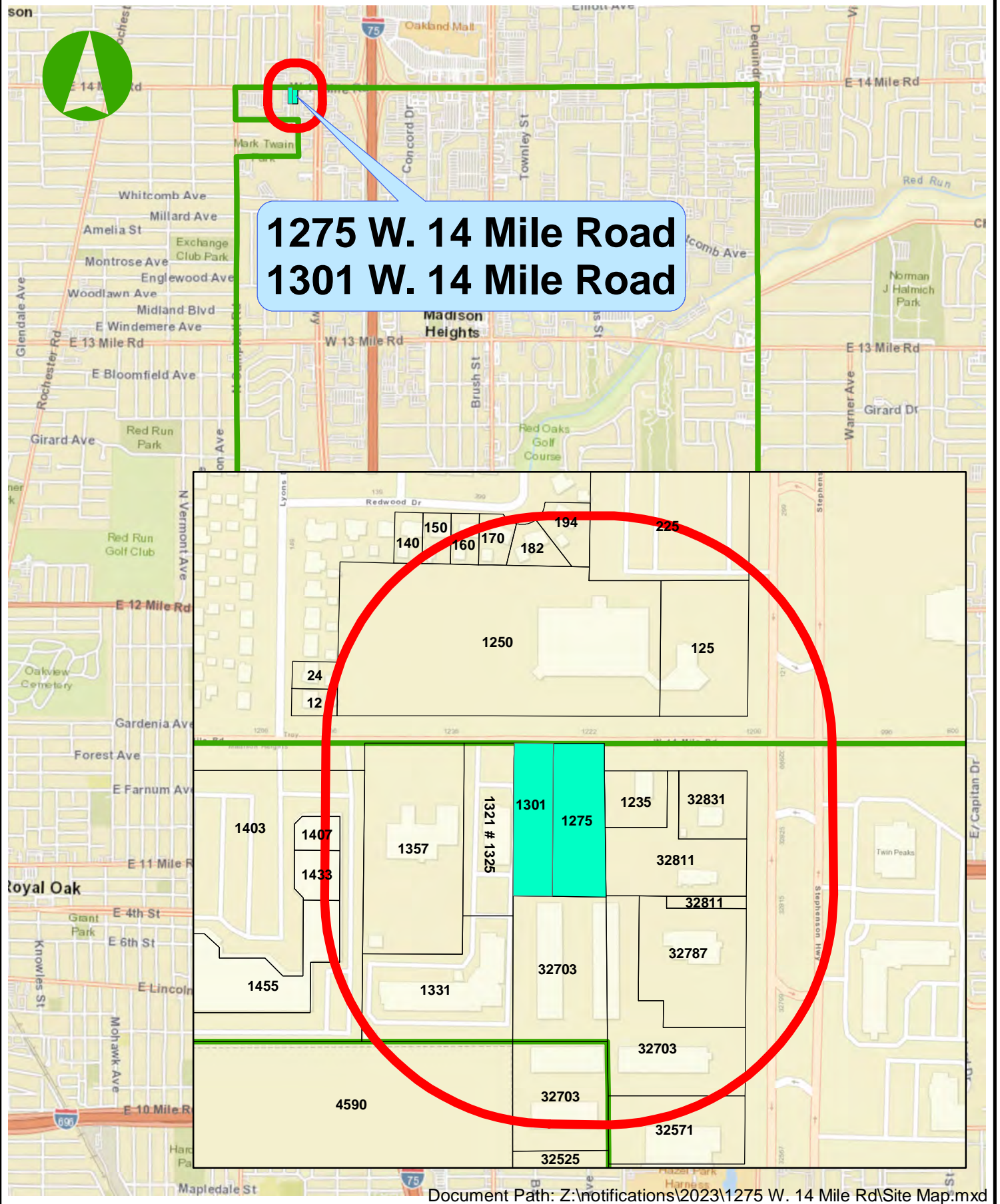
- 1275 W. 14 Mile Rd
- 1301 W. 14 Mile Rd
- Parcels
- Commercial

ZBA CASE: 23 - 05



ZBA CASE: 23 - 05

BUFFER 500 FT



NOTICE OF PUBLIC HEARING

Notice is hereby a Meeting of the Madison Heights **Zoning Board of Appeals** will be held in the **City Council Chambers of the Municipal Building at 300 W. 13 Mile Road**, Madison Heights, Oakland County, Michigan 48071 on **Thursday, April 6th, 2023 at 7:30 p.m.** to consider the following requests:

(A) Case # PZBA 23-05: 1275 & 1301 W. Fourteen Mile Road

REQUEST: The petitioner, Samantha Burgner on behalf of ALRIG USA, requests three (3) variances from the city Zoning Ordinance. The applicant requests two (2) variances from Section 10.326(8), *use-specific standards for auto wash uses*, pertaining to hours of operation and vacuum locations; and one (1) variance from Section 10.511(IV)(A), *Prohibited Signs*, pertaining to roof signs. The subject property is located at 1275 W. Fourteen Mile Road (tax parcel # 44-25-02-101-046) and 1301 W. Fourteen Mile Road (tax parcel # 44-25-02-101-045) and is zoned B-3, General Business.

The applications and any supporting documents can be viewed during regular business hours at the Community & Economic Development Department. In addition, the agenda items can be viewed online at www.madison-heights.org in the Agenda Center after 4:00 p.m. on the Friday before the meeting.

If you are unable to attend the meeting, you can send your comments via email to: MattLonnerstater@madison-heights.org and your comment will be read into the record at the meeting. Written comments may also be mailed prior to the meeting to 300 West Thirteen Mile Road, Madison Heights, Michigan, 48071. All comments will be heard at the meeting.

CITY CLERK'S OFFICE
(248) 583-0826



March 28, 2023

Zoning Board of Appeals
City of Madison Heights
300 W. 13 Mile Road
Madison Heights, MI 48071

Re: Address: 1275 and 1301 W. 14 Mile Road
Applicant: El Car Wash
Case No.: PZBA 23-05

Dear Chairperson Kimble and Zoning Board Members:

On behalf of El Car Wash, we are providing this letter in support of its request for three variances. The Applicant is proposing a new El Car Wash and Mojo's Donuts (or similar restaurant) at the project site. The existing restaurant building, a former Applebee's, will be demolished and replaced by two new businesses. El Car Wash was very pleased to receive special use approval (unanimous) for its proposed uses and operations from the Madison Heights City Council on February 13, 2023.

El Car Wash carefully laid out its site plan and is not seeking any major variances with respect to building heights, setbacks, parking or stacking space requirements. Two of the requested variances are operational with respect to allowing outdoor vacuuming stations and starting operations at 7:00 a.m. The other variance is for a "Welcome to Madison Heights" sign to be placed on the building. The rationale for the variance requests are as follows:

Variance to Allow Outdoor Vacuuming Stations (Sec. 10.326(8)(g))

Consistent with many other car wash operations in Madison Heights and surrounding cities, outdoor vacuuming stations are proposed. The motors to the vacuuming stations are encased in concrete, which greatly reduces typical noise. El Car Wash would be unable to use the property if this variance is not granted. First, to bring in all vehicles indoors for vacuuming would require air quality control and other safety measures within an enclosed building. Such costs would be prohibitive. Second, and most importantly, El Car Wash believes a number of customers would feel unsafe in an enclosed building and would not utilize El Car Wash. Outdoor placement of vacuums will allow enhanced transparency of vehicles and persons on the property, as well as employee oversight of operations.

The vacuuming stations will have canopies, which will provide a measure of protection from the elements. Radiant heat is also being considered for an additional measure of customer comfort.

ATTORNEYS & COUNSELORS AT LAW

From 14 Mile Road, the vacuuming stations would be shielded by the building on the north and east sides. The vacuuming stations would only be visible to the driving public from eastbound 14 Mile.

In addition, there are no residential neighbors adjacent to the subject property. The El Car Wash will be surrounded by commercial buildings. Further, the hours of operation will be limited to 7:00 a.m. to 10:00 p.m. In the off hours, the vacuums will not be operational.

Variance to Modify Time of Operations (Sec. 10.326(8)(c))

El Car Wash is seeking a variance from the Ordinance restriction that only allows operations from 8:00 a.m. to 10:00 p.m. El Car Wash is seeking a variance of one-hour to open at 7:00 a.m., which is a similar starting time for many car washes.

El Car Wash is in a B-3 (General Business) Zoning District. Other businesses in the District do not have restrictions on their hours of operations and El Car Wash would be treated differently. By way of example, the Mojo Donuts, which is proposed to be part of the El Car Wash development, would have no similar restrictions on its hours of operations. Finally, coin-operated car washes in the B-3 Zoning District are open 24 hours a day and have no restrictions on their hours of operation.

Variance to Sign Regulations (Sec. 10.511)

El Car Wash is proposing a wall-mounted sign on the “bridge” connecting the two towers at the car wash entrance, which would state, “Welcome to Madison Heights.” The sign will require a variance as it exceeds permitted wall sign square footage and other regulations.

El Car Wash believes this sign can be treated differently as it is not a commercial sign or advertising the business. Instead, it is letting visitors know they are in the City of Madison Heights and is more of a “way-finding” sign. There is no special benefit to El Car Wash for placing this sign, but there is a benefit to the community.

El Car Wash’s variance request is consistent with Section 10.511(A) in that the sign will “avoid excess visual competition and clutter.” Further, the sign will not visually block any other sign or create a distraction for motorists or pedestrians. The sign is proportionate to the development and does not compromise health or safety. Finally, that section encourages the “Welcome” sign in stating “nothing in this ordinance shall be construed to prevent the substitution or display of a non-commercial message”.

The proposed sign will help identify the neighborhood and provide a unique element within the community. El Car Wash intends to pursue a wall mural by local artist Jennifer Ramirez which will complement this element.

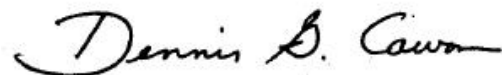
For each variance requested above, El Car Wash asserts that it meets the standards for the granting of variances under Section 10.804(2), including:

- Strict application of the Zoning Ordinance would result, in peculiar, exceptional practical difficulties or exceptional undue hardship upon El Car Wash as it would be placed in a competitive disadvantage by not being allowed outdoor vacuuming stations or opening at 7:00 a.m. Granting the operational variances will treat El Car Wash in a similar manner as other car wash facilities in Madison Heights.
- The relief may be granted to El Car Wash without any substantial detriment to the public good. The variances that El Car Wash are requesting will not in any way adversely impact the public or the immediate surrounding neighbors. The "Welcome to Madison Heights" sign will provide a benefit to the community.
- The relief requested by El Car Wash can be granted without substantially impairing the intent and purposes of the Ordinance. The El Car Wash project is overwhelmingly in compliance with the Zoning Ordinance and is only asking for three variances for a very complex site. Granting these variances will not create any harmful precedent.

El Car Wash is very pleased to be able to propose its new upscale and environmentally sustainable car wash in Madison Heights. We believe the variances being requested will enhance both the experience for the customer and be beneficial to the community at large.

We look forward to the opportunity to attend your April 13th meeting and will have the El Car Wash team in attendance to answer your questions and further discuss the business operations and benefits. We respectfully request your approval of the requested variances.

Sincerely,



Dennis G. Cowan
Direct Dial: (248) 901-4029
Cell: (248) 321-2820
Email: dcowan@plunkettcooney.com

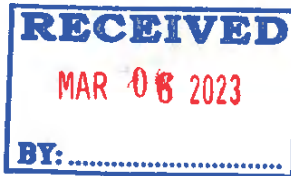
DGC/cmw

cc: Matt Lonnestater
Justin Landau
Gabe Schuchman
Samantha Burgner

Zoning Board of Appeals
City of Madison Heights
March 28, 2023
Page 4

Mitchell Harvey

Open.29459.30843.30798100-1



**CITY OF MADISON HEIGHTS
ZONING BOARD OF APPEALS
APPLICATION**

Application No.:

PZBA 23-05

Date Filed:

3/6/23

April 6th ZBA

(This application must be typed)
SUBMIT TWO ORIGINAL COPIES

1. **Petitioner:** Name: Samantha Burgner
Address: 30200 Telegraph Road, Suite 205
City: Bingham Farms State: MI Zip: 48025
Telephone: 413-464-2267 Fax: _____
Email: sburgner@alrigusa.com
2. **Petitioner's Interest in Property:** _____
3. **Property Owner:** (Attach list if more than one owner)
Name: Ross Prop LLC
Address (Street): 31390 Northwestern Hwy Suite A
City: Farmington Hills State: MI Zip: 48334
Telephone: 248-737-0000
Email: dfield@rossfinancialgroup.com
4. **Property Description:**
Address: 1275 & 1301 West 14 Mile Road
Tax Parcel #: 44 - 25 - 02 - 101 - 045 & 44-25-02-101-046
Legal Description - Attach if metes and bounds description.
If in a subdivision: Lot #: _____
Subdivision name: _____
Lot size: 1.5AC
Size of proposed building or addition: 4,347
5. **Present Zoning of Property:** B-3 **Present Use:** Restaurant
6. **Action Requested:** (Check the appropriate section and attach response on separate sheets)

☐ **APPEAL OF AN ADMINISTRATIVE DECISION (Administrative Review)**

The applicant requests the Board of Appeals to reverse/modify the _____
decision/interpretation of Article _____, Section _____. The decision should be
reversed/modified because: (On a separate sheet describe in detail the nature of the problem, the
reason for the request and the desired remedy)

ZONING BOARD OF APPEALS APPLICATION

6. **Action Requested:** (Continued) (Check the appropriate section and attach response on separate sheets)

☒ **VARIANCE**

Request is hereby made for permission to erect ☒ alter ☐ convert ☐ or use ☐ a
New car wash structure requiring variances for signage, vacuum enclosures, and hours of operation

Contrary to the requirements of Section(s) 10.511 of the Zoning Ordinance
10.326 (8)(q) of the Zoning Ordinance
10.326 (8)(c) of the Zoning Ordinance

The following questions must be answered fully on a separate sheet of paper:

- A. Clearly explain the variance desired and how the proposed building and/or use is contrary to the Zoning Ordinance.
- B. Explain the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district. (Note: Your district includes all areas of the City sharing a zoning designation with your property. If your zoning classification were B-1 (Local Business) your district would include all City lands zoned B-1.)
- C. Explain why the literal interpretation of the provisions of this ordinance deprives you of rights commonly enjoyed by others in the same zoning district.
- D. Did the special conditions and/or circumstances result from your actions?
- E. Can you use the property in a manner permitted by the Ordinance if a variance is not granted? Is this the minimum variance you need to use the property in the way you want?
- F. Will granting the variance change the essential character of the area?

☐ **TEMPORARY PERMIT**

Applicant is requesting a Temporary Use ☐ and/or a Temporary Structure ☐

Describe in detail the proposed use or structure and the length of time requested.

☐ **INTERPRETATION OF ORDINANCE LANGUAGE IN SECTION _____**

Describe in detail the nature of the requested interpretation.

☐ **PUBLIC UTILITY BUILDING**

Describe in detail the proposed use or structure.

☐ **OTHER ACTION**

Describe in detail action requested.

7. **CASE HISTORY**

Have you been denied a permit for a building, sign or use on this property? Yes ☐ No ☒

Has there been any previous appeal involving these premises? Yes ☐ No ☒

(If yes, provide character and disposition of previous appeals.)

PAGE 3

**ZONING BOARD OF APPEALS
APPLICATION**

Application No.: _____

Applicant(s) and property owner(s) hereby consent to city staff, board and commission members, and contractors to access the property for purposes of evaluating the site for the requested action(s).

FOR THE OWNER:

Signature

Printed Name DAVID FIELD, AUTHORIZED SIGNER

Date 3-6-23

**FOR THE APPLICANT IF NOT THE
OWNER:**

Signature

Printed Name Samantha Burgner

Date 3/3/2023

Note: A notarized letter of authority or a power of attorney may be substituted for the original signature of the owner.

Notices are to be sent to the Applicant ☒ Owner ☐

**ATTACHED HERETO, AND MADE PART OF THIS APPLICATION, ARE THE
FOLLOWING: (All required items must be submitted with this application)**

- ☒ 1. Two copies of drawings of Site Plan (no larger than 11"x 17") drawn to scale and containing all necessary dimensions and all features involved in this appeal, including measurements showing open space on abutting properties. PDF
- ☒ 2. Dimensioned elevations of all buildings involved in the requested variance.
- ☐ 3. All required responses to above items.
- ☐ 4. Building permit application if applicable.
- ☐ 5. Letter of authority if applicable
- ☒ 6. Applicable fees:
 - A. Variance Review (Single Family) \$300.00
 - B. Variance Review (Dimensional) \$400.00 plus \$300 per variance
 - C. Use Variance Review \$1,000.00
 - D. Appeal of Administrative Decision \$400.00

OFFICE USE ONLY

APPROVALS

Approved for hearing by City Attorney _____

Approved for hearing by C.D.D. _____

Reviewed by Site Plan Committee _____

INTER-DEPARTMENTAL NOTIFICATION

Community Development Department _____

Fire Department _____

Department of Public Services _____

ZONING BOARD OF APPEALS

FEE: \$ _____

APPROVED: _____

PAID: _____

DENIED: _____

RECEIPT NO. _____

Madison Heights Zoning Board of Appeals
Variance to Allow Outdoor Vacuuming Stations (Section 10.326(8)(q))

- A. Clearly explain the variance desired and how the proposed building and/or use is contrary to the Zoning Ordinance.**

El Car Wash has received special use approval for its proposed operations from the City Council on February 13, 2023. Like many other car wash operations, outdoor vacuuming stations are proposed. Section 10.326(8)(q) is among a list of use standards only applicable to car washes that prohibits outdoor vacuuming stations.

- B. Explain the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.**

The zoning classification for the subject property is B-3 (General Business). There are numerous other activities in the district that are not required to be indoors or within an enclosure. For example, coin-operated car washes in the same zoning district are not required to have vacuuming stations placed indoors.

- C. Explain why the literal interpretation of the provisions of this ordinance deprives you of rights commonly enjoyed by others in the same zoning district.**

As mentioned above in the response Paragraph B, there are many other outdoor activities of businesses that are not required to be indoors or within an enclosure. In addition, with respect to the proposed use of outdoor vacuum stations, to the best of our knowledge, all other vacuuming stations associated with car washes in Madison Heights are outdoors. In order to reduce noise, the motors for the vacuuming stations at the El Car Wash are encased in concrete.

- D. Did the special conditions and/or circumstances result from your actions?**

El Car Wash has not taken any action with respect to the property or constructing the outdoor vacuuming stations. The outdoor vacuuming stations are identified on the proposed on the Site Plan presented by the Planning Commission.

- E. Can you use the property in a manner permitted by the Ordinance if a variance is not granted? Is this the minimum variance you need to use the property in the way you want?**

No, El Car Wash could not use its property if the variance is not granted. The cost of enclosing the vacuuming stations or creating an enclosure would be prohibitive. Also, the car wash would be the only one in Madison Heights with vacuuming stations

indoors or enclosed, which customers are not used to and would place El Car Wash at a competitive disadvantage. In addition, to bring vehicles indoors would require air quality control and other health and safety requirements. This is not merely a situation where the operation could easily be enclosed. Finally, El Car Wash believes a number of customers would feel unsafe in an enclosed building and would not utilize El Car Wash.

F. Will granting the variance change the essential character of the area?

Granting the variance will not change the essential character of the area.

**Madison Heights Zoning Board of Appeals
Variance to Sign Regulations (Section 10.511)**

- A. Clearly explain the variance desired and how the proposed building and/or use is contrary to the Zoning Ordinance.**

El Car Wash has received special approval for its proposed operations from the City Council on February 13, 2023. El Car Wash is proposing a wall mounted sign on a "bridge" connecting the two towers at the entrance that says, "Welcome to Madison Heights." The sign will require a variance as it exceeds permitted wall sign square footage and other regulations.

- B. Explain the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.**

The El Car Wash property is uniquely positioned near the borders of Clawson and Royal Oak, which provides an excellent opportunity for a "Welcome to Madison Heights" sign.

- C. Explain why the literal interpretation of the provisions of this ordinance deprives you of rights commonly enjoyed by others in the same zoning district.**

The "Welcome to Madison Heights" sign is not being proposed to provide a special benefit for El Car Wash, but to benefit the community.

- D. Did the special conditions and/or circumstances result from your actions?**

El Car Wash has not taken any action with respect to the property nor has El Car Wash installed the sign. The sign is proposed on the Site Plan presented to the Planning Commission.

- E. Can you use the property in a manner permitted by the Ordinance if a variance is not granted? Is this the minimum variance you need to use the property in the way you want?**

The "Welcome to Madison Heights" sign is proposed as a "way finding" sign to inform drivers of their municipal location.

- F. Will granting the variance change the essential character of the area?**

Granting the variance will not change the essential character of the area.

Madison Heights Zoning Board of Appeals
Variance to Modify Time of Operations (Section 10.326(8)(c))

- A. Clearly explain the variance desired and how the proposed building and/or use is contrary to the Zoning Ordinance.**

El Car Wash is seeking a variance from Section 10.326(8)(c), which restricts the time of operations from 8:00 a.m. to 10:00 p.m. El Car Wash is seeking a one-hour variance to be allowed to open at 7:00 a.m. El Car Wash has received special use approval from the City Council on February 13, 2023.

- B. Explain the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.**

El Car Wash is in a B-3 (General Business) zoning district. Other businesses in the district do not have restrictions on the hours of operations and El would be treated differently and unfairly. For example, the Mojo Donuts, which is proposed to be part of the El Car Wash development, has no similar restrictions on its hours of operation. Finally, coin operated car washes in the B-3 zoning district are open 24 hours a day and have no hours of operation restrictions.

- C. Explain why the literal interpretation of the provisions of this ordinance deprives you of rights commonly enjoyed by others in the same zoning district.**

As mentioned above in Paragraph B, El would be treated differently than other property owners in the B-3 zoning district. In addition, with respect to the car wash use, a review of websites for other car washes in Madison Heights indicate many open earlier than the restricted time of 8:00 a.m.

- D. Did the special conditions and/or circumstances result from your actions?**

El Car Wash has not taken any action with respect to hours of operation. The hours of operation are proposed, and the car wash is yet to be constructed.

- E. Can you use the property in a manner permitted by the Ordinance if a variance is not granted? Is this the minimum variance you need to use the property in the way you want?**

El Car Wash is asking for the minimum variance of one-hour to be open at 7:00 a.m., consistent with other businesses in the area. The Ordinance does allow car washes to be permitted in the B-3 zoning district, but El Car Wash would not be allowed to operate during the one restricted hour unless granted the variance.

F. Will granting the variance change the essential character of the area?

Granting the variance will not change the essential character of the area.

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OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
110.05.(b) 2	CARRY-OUT RESTAURANT: (1 SPACE PER 1 PERSON) (8 PERSONS)(SPACE) PER 5 SPACES AUTOMATED: 2 SPACES PLUS 1 PER EACH EMPLOYEE 2 SPACES (3 EMPLOYEES)(SPACE)PER 5 SPACES TOTAL 3 + 2 + 5 = 10 SPACES	29 SPACES
110.06.(TABLE)	50' PARKING 9 FT X 30 FT W/ 22 FT ASLE	9 FT X 20 FT W/ 30 FT ASLE
110.06.(TABLE)	40' PARKING 1 FT X 20 FT W/ 18 FT ASLE	11 FT X 20 FT W/ 30 FT ASLE
110.05.(5.1)	BIKE VEHICLE PARKING 2 SPACES MINIMUM	2 SPACES
110.04.(B)(6)	AUTO WASH/STATIONING EQUIPMENT TO 20 MIN. OF CONTINUOUS OPERATION	PROVIDED
110.07.(TABLE)	LOADING ZONE ONE 1/2 HOUR	TO OCCUR OCC. HOURS


	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB
	PROPOSED FLUSH CURB
	PROPOSED SIGN
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED BUILDING DOORS

20' 0' 20'

GRAPHIC SCALE IN FEET

1" = 20'

MICHIGAN LICENSE No. 620106F40B
 LICENSED PROFESSIONAL ENGINEER

 **STONEFIELD**
 engineering

SCALE: 1" = 20' PROJECT ID: DET-228261

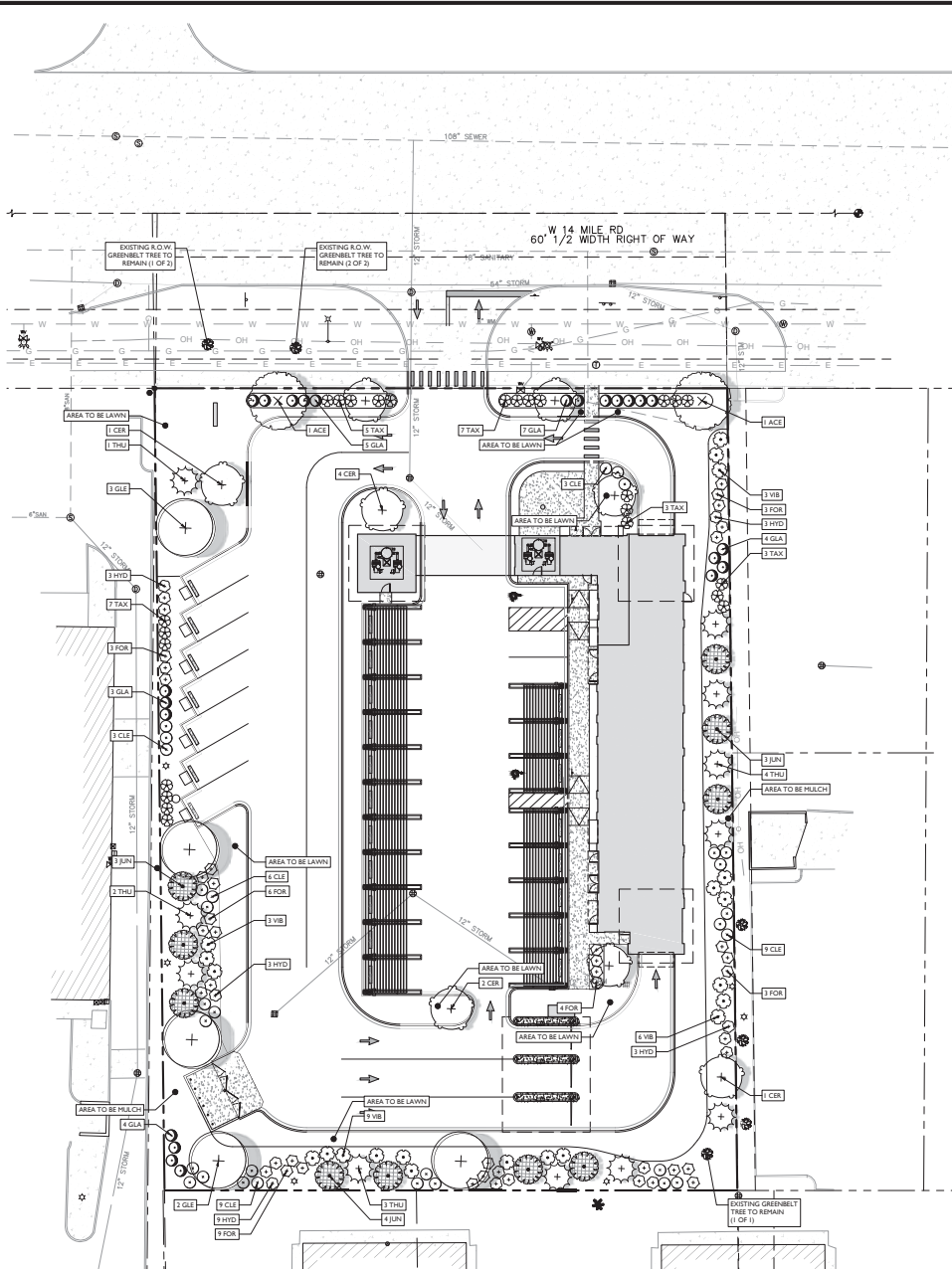
TITLE:

SITE PLAN

DRAWING:

C-1

1. VERTICALLY SCALE 1/8" = 1' HORIZ. SCALE 1/4" = 1' LANDSCAPE DESIGN & CONSTRUCTION, INC.



PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
(X)	ACE	2	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2\" - 3\" CAL	B&B
(+)	GLE	5	GLEDITSIA TRACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2 1/2\" - 3\" CAL	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
(*)	JUN	10	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	1\" - 4\" HT	B&B
(*)	THU	11	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	1\" - 4\" HT	B&B
FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
(+)	CEB	8	CERCIS CANADENSIS	EASTERN REDBUD	2 1/2\" - 3\" CAL	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
(*)	CLE	30	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	3/4\" - 3/8\"	POT
(*)	FOR	28	FORSTYTHIA X ARNOLDII DWARF	ARNOLD'S DWARF FORSTYTHIA	3/4\" - 3/8\"	POT
(*)	HYD	31	HYDRANGEA PACECORYLLA 'ENDLESS SUMMER'	BALMER HYDRANGEA	3/4\" - 3/8\"	POT
(*)	VIB	21	VIBURNUM ACERIFOLIUM	HARLEQUIN VIBURNUM	3/4\" - 3/8\"	POT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
(*)	GLA	35	ILEX GLABRA 'COMPACTA'	COMPACT HAWKBIT	3/4\" - 3/8\"	POT
(*)	TAX	35	TAXUS X MEDIA 'DENROFORS'	DENSE ANGLO-JAPANESE YEW	3/4\" - 3/8\"	POT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 10.10.B.(2)a.	BUFFER STRIP REQUIREMENTS THE BUFFER STRIP SHALL BE 15 FT WIDE MINIMUM. THE BUFFER STRIP SHALL BE COVERED WITH GRASS EXCEPT FOR PLANTING AREAS.	30.00 FT PROVIDED COMPLIES
§ 10.10.B.(2)b.1.	SOUTH PROPERTY LINE 144 FT (1) TREE FOR EVERY 30 LF OF BUFFER STRIP (1/4 FT) = (1 TREE / 30 FT BUFFER) = 10 TREES	1 EXISTING TREE TO REMAIN 9 TREES PROPOSED
§ 10.10.B.(2)b.3.	(4) SHRUBS FOR EVERY 30 LF OF BUFFER STRIP (1/4 FT) = (4 SHRUBS / 30 FT BUFFER) = 40 SHRUBS PLANTINGS SHALL BE A MIXTURE OF EVERGREEN AND DECIDUOUS TREES.	40 SHRUBS PROPOSED COMPLIES
§ 10.10.B.(2)b.4.	GREENBELT REQUIREMENTS THE GREENBELT SHALL BE COVERED WITH GRASS, LIVING GROUND COVER, WOOD CHIPS, MULCH, OR STONE. W 1/4 MILE ROAD: 160 FT (1) TREE FOR EVERY 30 LF OF GREENBELT (1/8 FT) = (1 TREE / 30 FT GREENBELT) = 6 TREES	COMPLIES
§ 10.10.B.(4)a.	(4) SHRUBS FOR EVERY 30 LF OF GREENBELT (1/8 FT) = (4 SHRUBS / 30 FT GREENBELT) = 33 SHRUBS	2 EXISTING TREES TO REMAIN 4 TREES PROPOSED
§ 10.10.B.(4)c.	EAST PROPERTY LINE 275 FT (1) TREE FOR EVERY 30 LF OF GREENBELT (2/5 FT) = (1 TREE / 30 FT GREENBELT) = 9 TREES (4) SHRUBS FOR EVERY 30 LF OF GREENBELT (2/5 FT) = (4 SHRUBS / 30 FT GREENBELT) = 37 SHRUBS	9 TREES PROPOSED 37 SHRUBS PROPOSED
§ 10.10.B.(4)d.	WEST PROPERTY LINE 275 FT (1) TREE FOR EVERY 30 LF OF GREENBELT (2/5 FT) = (1 TREE / 30 FT GREENBELT) = 9 TREES (4) SHRUBS FOR EVERY 30 LF OF GREENBELT (2/5 FT) = (4 SHRUBS / 30 FT GREENBELT) = 37 SHRUBS THE GREENBELT SHALL BE 5 FT WIDE MINIMUM.	9 TREES PROPOSED 37 SHRUBS PROPOSED COMPLIES
§ 10.10.B.(6)	INTERIOR LANDSCAPING FOR EVERY NEW DEVELOPMENT INTERIOR LANDSCAPING AREA SHALL BE PROVIDED EQUAL TO AT LEAST 5% OF THE TOTAL IMPERVIOUS AREA (1046 SQ) / (0.05) = 1445 SF THE INTERIOR LANDSCAPING AREA SHALL BE COVERED WITH GRASS, GROUND COVER, WOOD CHIPS, OR MULCH. (1) TREE = (1) TREE / 400 SQ = 5 TREES (2) SHRUBS = (2) SHRUBS FOR EVERY 400 SQ OF REQUIRED LANDSCAPING AREA (1/43 SQ) = (2 SHRUBS / 400 SQ) = 10 SHRUBS	1715 SF PROVIDED COMPLIES
§ 10.10.B.(6)a.	(1) TREE = (1) TREE / 400 SQ = 5 TREES (2) SHRUBS = (2) SHRUBS FOR EVERY 400 SQ OF REQUIRED LANDSCAPING AREA (1/43 SQ) = (2 SHRUBS / 400 SQ) = 10 SHRUBS	5 TREES PROPOSED 10 SHRUBS PROPOSED
§ 10.10.B.(7)a.	PARKING LOT LANDSCAPING ANY OFF-STREET PARKING AREAS CONTAINING 10 OR MORE SPACES SHALL PROVIDE 5 SF OF PARKING LOT LANDSCAPING FOR EVERY SPACE (29 SPACES) / (5 SF) = 145 SF THE PARKING LOT LANDSCAPING AREA SHALL BE GRASS, LIVING GROUND COVER, WOOD CHIPS, OR MULCH. (1) TREE FOR EVERY 50 SF OF REQUIRED PARKING LOT LANDSCAPING AREA (1/43 SQ) = (1 TREE / 50 SF) = 2 TREES	1741 SF PROVIDED COMPLIES
§ 10.10.B.(7)a.2.	(1) TREE FOR EVERY 50 SF OF REQUIRED PARKING LOT LANDSCAPING AREA (1/43 SQ) = (1 TREE / 50 SF) = 2 TREES	2 TREES PROPOSED
§ 10.10.C.	SCREENING REQUIREMENTS A LANDSCAPE BUFFER STRIP OR GREENBELT REQUIRED TO SCREEN B-3 ZONE FROM ADJACENT H-2 ZONE A LANDSCAPE BUFFER STRIP OR GREENBELT REQUIRED TO SCREEN B-3 ZONE FROM ADJACENT B-3 ZONE A GREENBELT REQUIRED TO SCREEN B-3 ZONE FROM ADJACENT R.O.W.	BUFFER STRIP PROVIDED ALONG SOUTH PROPERTY LINE GREENBELT PROVIDED ALONG EAST & WEST PROPERTY LINES GREENBELT PROVIDED ALONG R.O.W.

811
Know what's below
Call before you dig.

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DWP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY HANGUP ON SITE DYNAMIC WATER PRESSURE. AVAILABLE HEADGAIN IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, PETERS, CONTROLLERS, AND SENSORS WITHIN HANGUP AREAS.

LANDSCAPING NOTES

- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1) SLOPE UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPED AREAS.



DATE	BY	DESCRIPTION
01/09/2023	MPH	FOR SPECIAL LAND USE APPROVAL
1/12/2023	AF	FOR SPECIAL LAND USE APPROVAL
1/12/2023	MPH	FOR CLIENT REVIEW

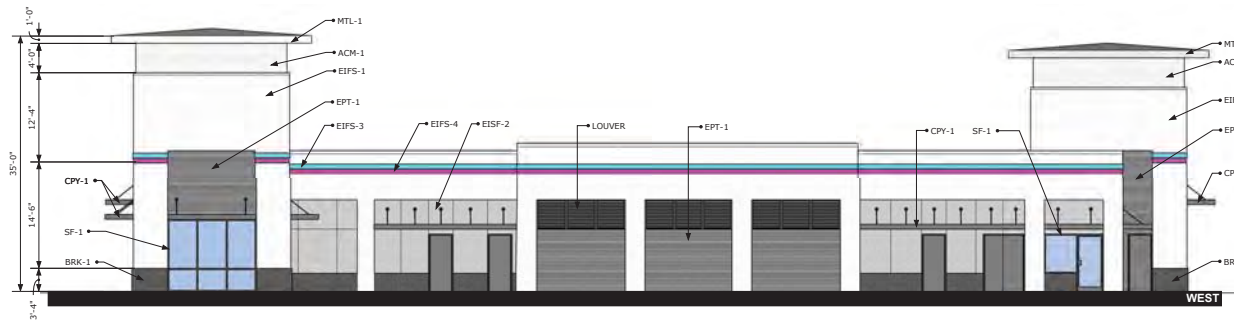
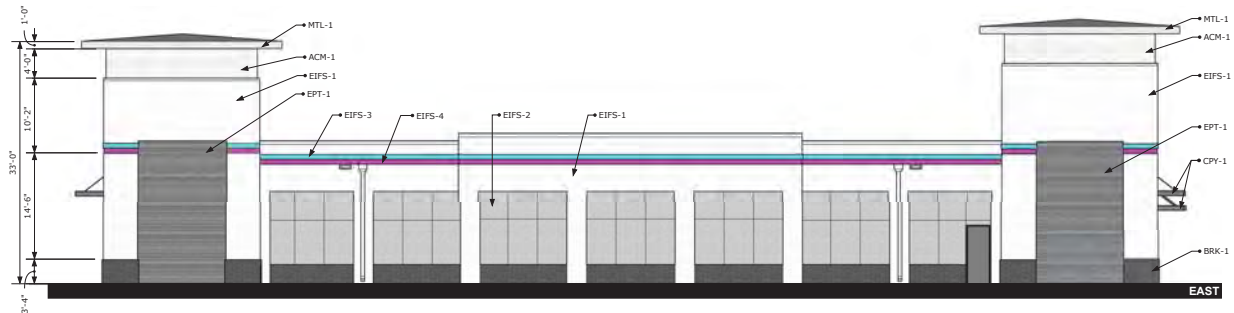
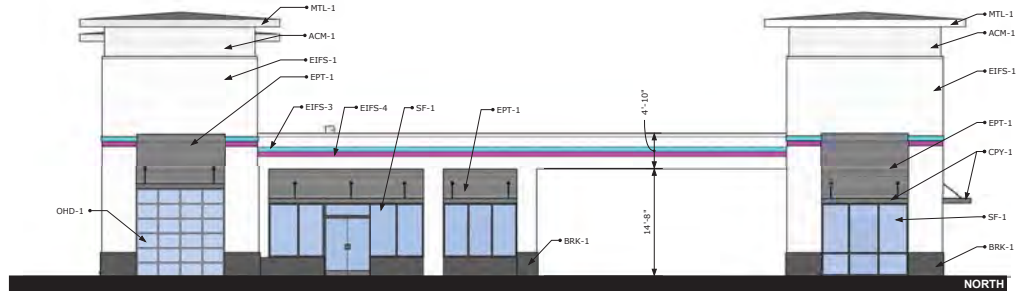
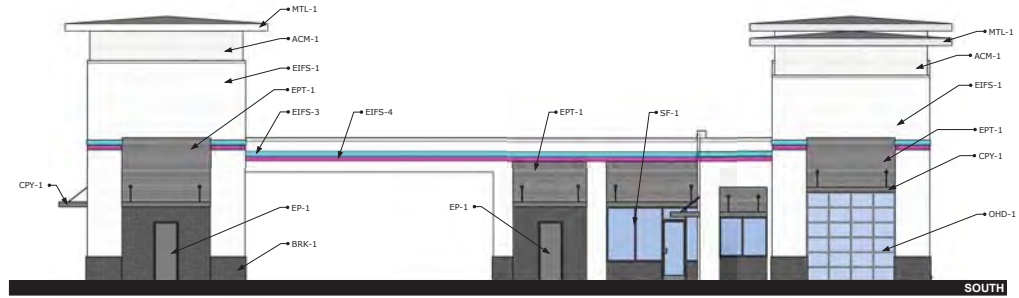
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Phone 248.347.1115

EL CAR WASH MADISON
PROPOSED AUTOWASH & CARRY-OUT RESTAURANT
1715 31ST ST. SUITE 200, DETROIT, MI 48206
CITY OF MADISON HEIGHTS
OAKLAND COUNTY, MICHIGAN 48071

STONEFIELD
engineering & design
MICHIGAN LICENSE NO. 02010803C
LICENSED PROFESSIONAL ENGINEER
SCALE: 1" = 30' PROJECT ID: DET-23024
TITLE: LANDSCAPING PLAN
DRAWING: C-2

EXTERIOR FINISH SELECTIONS		
Masonry	BRK-1	STRUCTURAL BRICK, DARK GREY
EIFS	EIFS-1	2" DRYVIT SYSTEM, HIGH REFLECTIVE WHITE SW 7757 (WHITE)
	EIFS-2	2" DRYVIT SYSTEM, EVENING SHADOW SW 7862 (MEDIUM GREY)
	EIFS-3	3" DRYVIT SYSTEM, PANTONE 3252 (CYAN)
	EIFS-4	1.5" DRYVIT SYSTEM, PAINTED LOGO COLOR (MAGENTA)
METAL	MTL-1	PAC CLAD SILVER
	ACM-1	ALUCOBOND WHITE
PORCELAIN TILE	EPT-1	DALTILE RESEMBLANCE RB12 MEDIUM GREY
EXTERIOR PAINT	EP-1	SW 7019 GAUNTLET GREY
CANOPY	CPY-1	METAL CANOPY
STOREFRONT SYSTEM	SF-1	ALUMINUM STOREFRONT SYSTEM, CLEAR ANODIZED FINISH
OVERHEAD DOOR	OHD-1	AIRLIFT DOOR OR SIMILAR



A PLUS DESIGN
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ARCHITECTURE
INTERIORS
CONSTRUCTION
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GROUP 2023

Trent Clark Architect
Mt. # 1301064125

PRELIMINARY
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CONSTRUCTION

These Drawings are
incomplete and may not be
used for regulatory approval,
permit, or construction

EL CAR WASH

A NEW FACILITY
FOR:

MADISON HEIGHTS, MI.

Project No. 23-0220
Date 03/01/2023

ELEVATIONS





















LETTER SIZES:
CAR WASH - 19.25"
MADISON HEIGHTS - 9.667"

El Car Wash - Madison Heights scale - 1/2" = 1'

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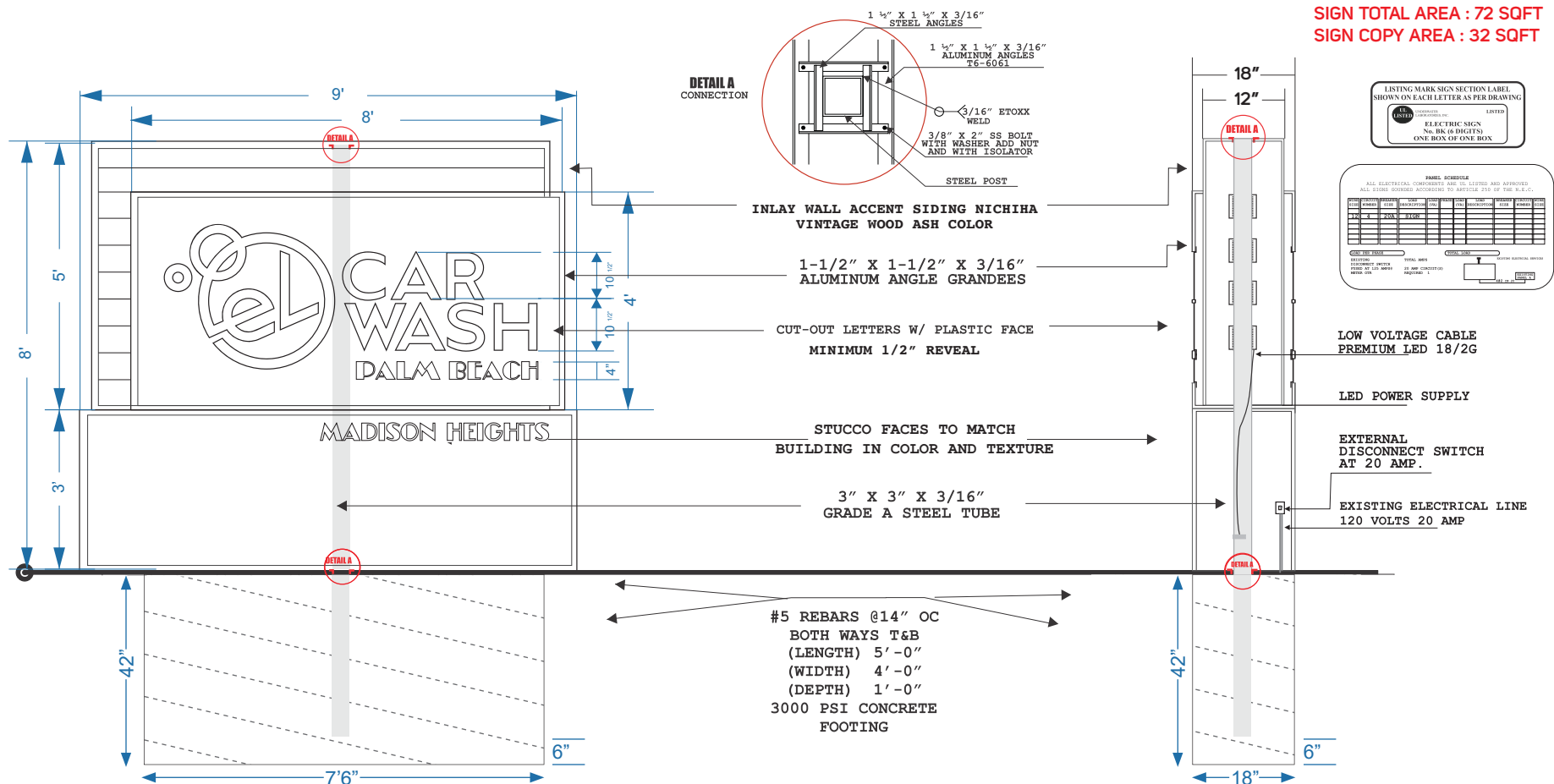
Drawn By
AC

Date
3/10/23

Please sign and date this
fax upon approval of order _____ Date _____

RWL SIGN COMPANY
6185 West KL Ave. Kalamazoo, MI 49009
Phone: 269-372-3629 Fax: 269-372-9690

MONUMENT SIGN



El Car Wash - Madison Heights scale - 1/3" = 1'

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MONUMENT SIGN



- WHITE
- "EVENING SHADOW" SW 7662
- INLAY WALL ACCENT SIDING
NICHHA VINTAGE WOOD
ASH COLOR
- LOGO ACCENT COLOR 1
BRONZE
- LOGO ACCENT COLOR 2
PANTONE 3252
HEX#10CFC9

El Car Wash - Madison Heights scale - 1/2" = 1'

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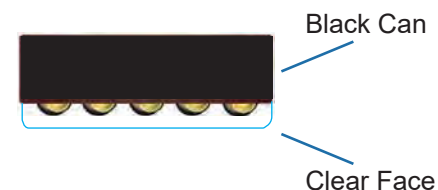
16'
20" **WELCOME TO**

Black channel letters (black day white @ night)

31'
30" **MADISON HEIGHTS**

Gold backed channel letters with individual lamps

Example of
Top view



El Car Wash - Madison Heights scale - 1/4" = 1'

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Date
3/10/23

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