



MEMORANDUM

Date: March 7th, 2025
To: City of Madison Heights Planning Commission
From: Matt Lonnerstater, AICP – City Planner
Subject: Special Approval Request PSP 25-01– 31691 Dequindre Road – Major Auto Repair and Service

TEMPLATE MOTION AND FINDINGS INCLUDED ON PAGE 7

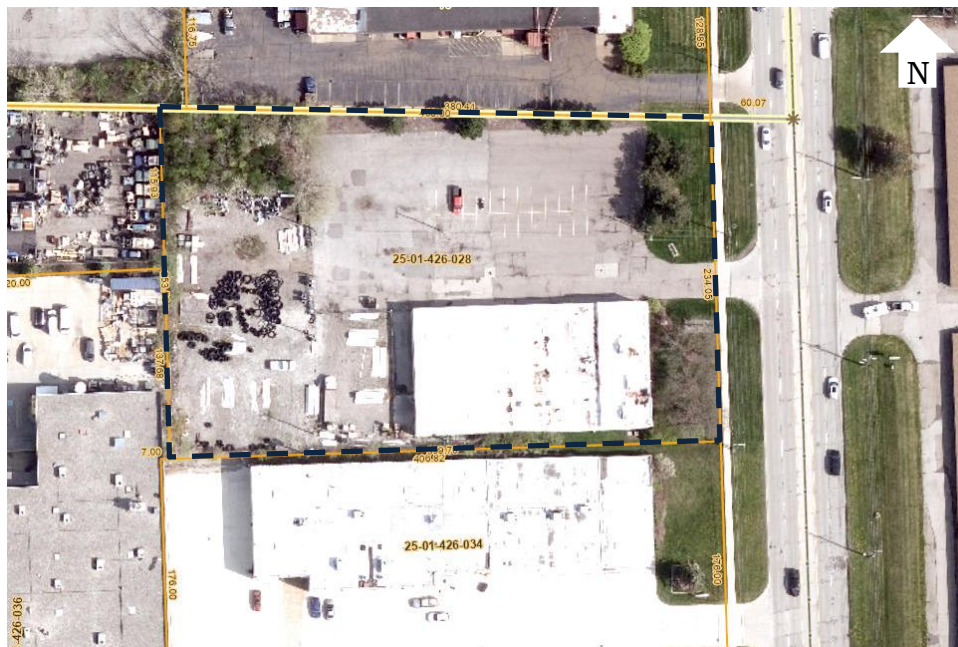
Introduction

The applicant, Ogeen Kada, requests Special Land Use approval from the Planning Commission and City Council under **Section 15.05** of the Madison Heights Zoning Ordinance to operate a Major Auto Repair and Service business at 31691 Dequindre Road, zoned M-1, Light Industrial; tax parcel # 44-25-01-426-028. The property is located on the west side of Dequindre Road, north of Whitcomb Ave.

Project Details

The subject property is 2.25 acres in size and is currently improved with a 15,000 square-foot light industrial building, asphalt parking lot, and an outdoor storage area (improved with gravel) at the rear of the building. The building and site most recently operated as a landscape supply store. Per the project narrative and concept plan, the applicant intends to repurpose the building into a full-service auto repair and collision shop and used auto dealership; provide exterior façade improvements to the building; demolish and reconstruct the parking/storage areas with a new asphalt parking lot; and install new landscaping around the site. While used auto sales is permitted by right on the property subject to site plan review, auto repair and service requires Special Land Use approval.

31691 Dequindre Road – Aerial Image – Existing Conditions



Streetview from Dequindre Road



**Note: The trees/landscaping in front of the parking lot on the right side of the image were recently removed.*

Use-Specific Standards for Auto Repair and Service Facilities (Minor and Major)

Major Auto Repair and Service Facilities, including those that offer collision and body work, require Special Land Use approval in the M-1, Light Industrial district. These facilities are also subject to the use-specific zoning standards set forth in **Section 7.03.2**; the full list of standards is attached to this report. While the conceptual site plan appears to satisfy these standards, should the Planning Commission move to recommend approval of the Special Land use, staff recommends that the standards be referenced as a condition of approval.

Auto Sales facilities are also subject to use-specific criteria found in Section 7.03.3. Compliance with these standards would be confirmed during site plan review.

Site Analysis

Existing Zoning and Land Use

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

	Existing Land Use	Existing Zoning
Site	Light Industrial Bldg./Site	M-1, Light Industrial
North	Metal Heating Services/Industrial	M-1, Light Industrial
South	Industrial/Warehouse/Printing Services	M-1, Light Industrial
East (across Dequindre; City of Warren)	Self-Storage and Outdoor Storage	M-2, Medium Light Industrial (City of Warren)
West	Metallurgy use/Industrial	M-1, Light Industrial

The site is surrounded by light industrial zoning and land uses, including on the opposite side of Dequindre in Warren. Per the Madison Heights Zoning Ordinance, the M-1 zoning district is *“designed so as 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.”*

Uses permitted by right in the M-1 district primarily consist of light industrial, manufacturing, warehousing, wholesale, distribution, and research facilities. However, commercial uses such as auto sales, restaurants, financial institutions, business schools, and tool and equipment sales are also permitted by right. The full list of permitted uses is attached to this report.

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	Industrial
South	Industrial
East (across Dequindre; City of Warren)	Industrial Commercial Corridor (City of Warren)
West	Industrial

The future land use designation of the subject site is ‘*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. The Master Plan/Future Land Use Plan does not break down the Industrial designation into different levels or intensities of industrial uses.

The Planning Commission should consider the following Goals & Objectives of the 2021 Madison Heights Master Plan as part of this Special Approval request:

Community Character

- *Enhance the city’s commercial corridors to support walkability and improve community identity.*
- *Promote the city’s positive identity in the region.*
- *Promote the use of quality building design and materials to enhance the appearance and long-term maintenance of new development.*
- *Protect established neighborhoods and business districts from the potentially negative impacts of development, including noise, traffic, waste, odor, and other nuisances through effective and thoughtful site and building design.*

Commercial & Industrial Development

- *Promote incentives and flexible zoning mechanisms for commercial and industrial property owners and tenants to upgrade existing commercial and industrial sites.*
- *Promote the mix of commercial, office, and industrial uses in a way that fosters collaboration and business growth while creating a desirable environment for the local workforce.*
- *Promote walkability by ensuring sufficient local destinations for goods and services.*

Transportation

Dequindre Road is under the jurisdiction of the Macomb County Department of Roads and is classified as a principal arterial road, which is intended to carry long-distance, through-travel movements. Per SEMCOG, this portion of Dequindre Road handles an average volume of approximately 31,000 vehicles per day.

Special Land Use Criteria

Requests for Special Land Use approval are subject to processes and review standards contained in Section 15.05. A public hearing is required in front of the Planning Commission, after which the Planning Commission may make a recommendation to City Council. After receiving a recommendation from the Planning Commission, City Council has the authority to take final action on Special Land Use requests.

In making a recommendation to City Council, the Planning Commission shall consider the Special Land Use review standards contained in Section 15.05.3 and incorporate them into any motion of approval or denial:

- A. The use is so designed, located and proposed to be operated in a way that protects the public health, safety and welfare.
- B. The use is designed in a way that considers the natural environment and helps conserve natural resources and energy.
- C. The special land use will not 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.
- D. 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) Conformance with the Master Plan and future land use map for the area as adopted by the Planning Commission;
 - (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.
- E. Ingress/egress to the use shall 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;

- (6) Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.

F. The use is consistent with the intent and purpose of the zoning district in which it is proposed.

In granting Special Land Use approval, City Council may impose conditions that it deems necessary to fulfill the spirit and purpose of the Zoning 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.

Staff Analysis and Concept Plan Review

In deliberating the proposed Special Land Use, staff believes that the Planning Commission should focus on the compatibility of the proposed auto repair use with the intent of the M-1, Light Industrial zoning district, the uses permitted within the district, existing adjacent land uses, and the goals and objectives of the Industrial future land use designation. While vehicle repair is sometimes classified as more of a commercial use than industrial for zoning purposes, the external impacts of auto repair (e.g. noise, storage, fumes, etc.) do have similarities to other industrial uses permitted by right.

Landscaping

In order to offset some of the external impacts of auto repair use, such as the parking of vehicles in disrepair and the sight of vehicles being repaired within the bay doors, extra consideration should be given to the proposed landscaping adjacent to the right of way. The applicant has provided a landscape plan which depicts adequate right-of-way screening adjacent to Dequindre. While perimeter parking lot landscaping is required per the Zoning Ordinance adjacent to the north, south, and west property lines, Section 11.11 of the Zoning Ordinance allows the approving body to reduce or waive landscaping requirements where site design minimizes negative impacts of the use on adjacent properties. Given adjacent industrial land uses and the minimal width of the buffer strips, staff believes that a perimeter landscaping waiver or reduction is appropriate along the northern, western and southern property lines in this case.

Interior parking lot landscaping has also been provided in the form of curbed landscape islands; however, two (2) additional parking lot islands are required along the northern parking bay to satisfy the requirements of Section 11.06 (Parking Lot Landscaping).

Parking

120 parking spaces are provided on site meeting minimum parking requirements. Staff finds the amount of parking spaces to be adequate to ensure that both used car displays and vehicles awaiting repair can be kept clear of drive aisles.

Stormwater

Because the entirety of the existing parking lot and gravel storage area is proposed to be removed and repaved, adequate stormwater management will need to be provided on site in accordance with Oakland County standards, likely in the form of an underground stormwater detention system. This will be confirmed as part of formal Major Site Plan review.

Use-Specific Standards

Should the Planning Commission move to recommend approval of the Special Land Use to City Council, the use-specific standards for auto repair and service facilities (Section 7.03.2), attached to this report, should be incorporated as a condition of approval.

Suggested Conditions

Should the Planning Commission move to recommend approval of the Special Land Use to City Council, staff suggests that the following conditions be incorporated as conditions of approval:

1. The Major Site Plan, when submitted, shall be substantially consistent with the concept plan approved with this Special Land Use submittal. However, the site plan shall be modified, as needed, to meet the minimum interior parking lot island requirements of Section 11.06, the minimum storm water management requirements of Section 11.03, and all other minimum Zoning Ordinance standards, unless waived as part of Special Land Use or Major Site Plan review.
2. Given the adjacent industrial land uses and minimal buffer widths, the minimum perimeter parking lot landscaping requirements of Section 11.06.3 may be reduced along the northern, western and southern property lines as part of Major Site Plan review.
3. The final site plan and use shall satisfy the use-specific standards for auto repair and service facilities contained in Section 7.03.2 and attached to the staff report. The use-specific operating conditions shall be listed on the final Certificate of Occupancy.

Next Step

After the public hearing and discussion, the Planning Commission may take action on the requested Special Land Use in the form of a recommendation to City Council. Any motion shall include concise findings based upon the Special Approval review standards and criteria, Section 15.03.3. Per Section 15.05, the Planning Commission may postpone action on a Special Land Use request to allow verification, compilation, or submission of additional or supplemental information or to address other concerns or issues.

A template motion of approval is provided on the following page.

Attachments

- **Special Land Use Application - PSP #25-01**
- **Concept Site Plan – PSP #25-01**
- **Associated Maps**
- **Section 3.17 – M-1, Light Industrial District**
- **Section 7.03.2 – Use-Specific Standards for Auto Repair and Service Facilities**
- **Section 15.05 – Special Land Use Review**

Template Motion, Findings and Conditions

Staff offers the following motion of approval and findings as a suggested template and guide for the Planning Commission’s consideration. The Planning Commission may provide additional detailed findings, as needed, to substantiate any motion for approval or denial. A motion for denial may follow this same outline.

MOTION BY _____, SECONDED BY _____, THAT, FOLLOWING THE REQUIRED PUBLIC HEARING, THE PLANNING COMMISSION HEREBY **RECOMMENDS THAT CITY COUNCIL APPROVE** SPECIAL LAND USE REQUEST NUMBER PSP 25-01 FOR A MAJOR AUTO REPAIR AND SERVICE FACILITY AT 31691 DEQUINDRE ROAD BASED UPON THE FOLLOWING FINDINGS:

1. The applicant requests Special Land Use approval for a Major Auto Repair and Service facility at 30901 Dequindre Road as permitted by Section 3.17 of the Zoning Ordinance, *M-1 Light Industrial District*
2. The Planning Commission held a public hearing for PSP 25-01 at their March 18th, 2025 meeting.
3. The proposed Major Auto Repair and Service use is consistent with the special land use review standards and criteria set forth in Section 15.05.3. In particular:
 - a. The use is designed, located, and proposed to be operated in a way that protects the public health, safety and welfare.
 - b. The use will not involve activities that will be detrimental to adjacent industrial land uses.
 - c. The use is designed and located so that it is compatible with the principal uses permitted in the M-1, Light Industrial district.
 - d. The use is designed and located so that it is compatible with the Madison Heights Master Plan and the Industrial future land use designation.
4. The use satisfies the use-specific standards for Major Auto Repair and Service facilities as contained in 7.03.2 of the Madison Heights Zoning Ordinance and is in general compliance with site design standards contained within the Zoning Ordinance.

APPROVAL IS GRANTED WITH THE **FOLLOWING CONDITIONS**

1. The Major Site Plan, when submitted, shall be substantially consistent with the concept plan approved with this Special Land Use submittal. However, the site plan shall be modified, as needed, to meet the minimum interior parking lot island requirements of Section 11.06, the minimum storm water management requirements of Section 11.03, and all other minimum Zoning Ordinance standards, unless waived as part of Special Land Use or Major Site Plan review.
2. Given the adjacent industrial land uses and minimal buffer widths, the minimum perimeter parking lot landscaping requirements of Section 11.06.3 may be reduced along the northern, western and southern property lines as part of Major Site Plan review.
3. The final site plan and use shall satisfy the use-specific standards for auto repair and service facilities contained in Section 7.03.2 and attached to the staff report. The use-specific operating conditions shall be listed on the final Certificate of Occupancy.