



CITY OF MADISON HEIGHTS
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
MAJOR SITE PLAN REVIEW APPLICATION

I. APPLICANT INFORMATION

Applicant L2L Madison Heights, LLC
Applicant Address 7700 Old Georgetown Road, Suite 700
City Bethesda State MD ZIP 20814
Interest in Property (owner, tenant, option, etc.) Under Contract to Purchase
Contact Person Sam DiFrank
Telephone Number (301) 986 - 6065 Email Address samdifrank@saulurban.com

II. PROPERTY INFORMATION

Property Address 32650 Stephenson Hwy
Tax ID 44-25-02-176-026 Zoning District MUI-2
Owner Name (if different than applicant) Grand Prix Troy (SE) LLC
Address 125 East John Carpenter Freeway, Suite 1650
City Irving State TX Zip 75062
Telephone Number 214-501-5765 Email Address ellison.riley@highgate.com

III. CONSULTANT INFORMATION (IF APPLICABLE)

Name Jason Emerine Company Seiber Keast Lehner, Inc.
Address 17001 19 Mile Road, Suite 3
City Clinton Township State MI Zip 48038
Telephone Number (312) 371 - 9398 Email Address jason@skl-eng.com

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IV. PROJECT NAME

Residence Inn - Redevelopment

V. PROJECT DESCRIPTION AND SCOPE OF WORK

Saul Urban has identified the Residence Inn as an opportunity to rehabilitate a commercial property to contribute to solving the shortage of middle-income housing. The Residence Inn property consists of thirteen two-story structures on 4.24 acres of land with parking for 106 automobiles. Saul Urban will operate the 96 guestrooms as 96 apartments in a mix of Studio and 1 bed + loft units and construct additional apartments in the gatehouse building.

Saul Urban completed its initial property inspection, walking 100% of guestrooms that were designed as apartment floorplans with fully equipped kitchens. The existing property conditions are very good. Saul Urban's in-house project management team will renovate the existing hotel guestrooms by completing carpet and hard floor replacements, new paint, and MEP repair and replacements as needed. Apartments are fully sprinklered, the roof was replaced in 2019, and resident access is by FOB. Saul Urban plans to reseal and restripe the existing pavement and increase parking to a total of 145 parking spaces. Amenities will include basketball court, fire pit, barbeque, dog walk, and central laundry.

VI. APPLICANT CERTIFICATION

I (we) the undersigned do hereby apply to the City of Madison Heights for review and approval of the above-described Site Plan. Applicant(s) and the property owner(s) do hereby consent to city staff to assess the property for purposes of evaluating the site for request action(s).

Printed Name Sam D. Frank Signature [Signature] Date 2/10/25
Authorized Rep for L2L Madison Heights, LLC

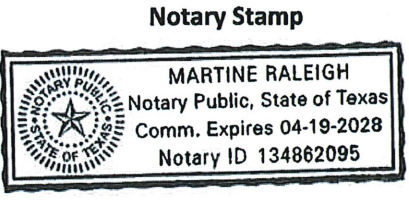
VII. PROPERTY OWNER CERTIFICATION

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 William Graham Rumble Signature [Signature] Date 2/10/25

Notary for Property Owner:

Subscribed and sworn before me, this 10 day of FEBRUARY 2025.
A Notary Public in and for DALLAS County, Michigan.
Notary Name (Print): MARTINE RALEIGH TEXAS
Notary Signature: [Signature]
My Commission Expires: 4.19.2028



STAFF USE ONLY
[DO NOT ACCEPT INCOMPLETE APPLICATIONS]

- FILING FEE: _____
➤ Technical Review Committee Review
 ○ Residential (Multi-Family): \$700
 ○ Non-Residential: \$850
➤ Planning Commission Review: \$1,000

SITE PLAN NO.: PSPR # _____
DATE APPLICATION RECEIVED: _____
RECEIVED BY: _____

MAJOR SITE PLAN REVIEW CHECKLIST

Refer to **Section 15.04** for full Zoning Ordinance requirements for Major Site Plans

The following information shall be required on all Major Site Plans:

- Title block with name of proposed development, and the name, address and phone number of the property owner, developer and architect/engineer. All sheets of the plan shall bear a stamped, countersigned seal of the registered professional who prepared the plan.
- Location map showing the proposed site location, zoning classifications and major roads.
- The site plan shall be drawn to scale not less than one-inch equals 50 feet.
- Date, north arrow, and scale.
- Property identification number(s) and the dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties.
- Location of all existing and proposed structures, uses, number of stories, gross building area, required and proposed setback lines, and distances between structures on the subject property.
- Demolition Plan
- The percentage of land area devoted to building, paved, and open space.
- All existing and proposed structures, roadways, drives, landscaping, trees, parking areas, and pedestrian paths within 50 feet of the subject property lines.
- Number of parking spaces and location of loading areas, ADA parking spaces, and access routes on the subject property. The total number of parking and loading/unloading spaces to be provided and the method by which the required parking was calculated shall be noted. The dimensions of proposed parking spaces and maneuvering lanes shall also be provided.
- Location and height of all walls, fences, and landscaping.
- Location and widths of all abutting streets, existing and proposed rights-of-way, easements, and pavement.
- Type of existing and proposed surfacing of all drives, parking areas, loading areas, roads, and other paved areas.

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- Elevations (front, sides, and rear views) of all sides of the building(s), including types of facing materials to be used on structures.
- A floor plan showing the specific use areas of all existing and proposed buildings on site.
- Density calculations (for multi-family or mixed-use residential projects).
- Principal and accessory buildings and any exterior outdoor storage areas.
- Designation of units by type of buildings.
- Sidewalks and pedestrian or bicycle paths.
- Bicycle rack location(s) and details.
- Exterior lighting locations, type of fixtures, and methods of shielding.
- Exterior lighting photometric plan.
- Trash receptacle and transformer locations and method of screening, including details
- Drive or street approaches, including acceleration, deceleration, and passing lanes, where appropriate or required.
- All utilities located on or serving the site, including sizes of water and sewer lines, wells, proposed hydrants, and proposed fire suppression line into the building. Sanitary leads and sanitary sewers shall also be shown.
- Designation of fire lane(s).
- Location(s) of signs (note: separate sign permit required).
- Preliminary storm system layout and flow arrows demonstrating that storm flow connections and disposal methods are feasible.
- Typical existing and proposed cross-sections for streets, roads, alleys, parking lots, etc., as applicable, including rights-of-way.
- Existing and proposed ground contours at intervals of two feet, or spot elevations sufficient to review the proposed grading and drainage plan, as determined by the City's consulting engineer.
- Location of all tree stands and measures to be taken to protect existing on-site trees not proposed for removal as part of the development.

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- Landscape plan showing species, spacing, and size of each tree and plant material and ground cover.
- The applicant for site plan review shall complete and submit the “Hazardous Substances Reporting Form” and the “EGLE Environmental Permits Checklist”
- The following additional information:
 - N/A ➤ Public or private wells on site.
 - N/A ➤ Septic systems and other wastewater treatment systems, including the location of all sub-components of the system.
 - N/A ➤ Interior and exterior areas to be used for the storage, use, loading, recycling, production or disposal of any hazardous substances and polluting materials.
 - N/A ➤ Existing and proposed underground and aboveground storage tanks and material stored therein.
 - Exterior and interior drains, dry wells, catch basins, retention/detention areas, sumps, and other facilities designed or intended to collect, store, or transport stormwater or wastewater. The point of discharge for all drains and pipes shall be specified.
 - N/A ➤ Wetlands, watercourses, and drains.
 - Soil characteristics of the parcel, at least to the detail provided by the U.S. Soil Conservation Service – Soil Survey.
 - N/A ➤ Aras on site which are known or suspected to be contaminated, along with a report on the nature of the contamination and the status of clean-up efforts, if applicable.
- N/A A receipt of submission to all applicable reviewing jurisdictions, such as county, state, or federal agencies.

The Planning and Zoning Administrator may waive particular site plan submittal items upon a determination that such items are not necessary to deem compliance with Zoning Ordinance standards.

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HAZARDOUS CHEMICAL SURVEY
GUIDELINES & INSTRUCTIONS
FOR COMPLETING 'RIGHT-TO-KNOW' SURVEY FORM

Following are suggestions for completing the Hazardous Chemicals portion of the 'Right-To-Know' form by section. Please *type* or *print* with a dark pen or felt tip pen to aid in reproduction for our local emergency response files:

- A. Street address and telephone number for your business/ firm

7700 Old Georgetown Road, Suite 700, Bethesda, MD 20814; 301.986.6090

- B. Your business/ firm name

L2L Madison Heights, LLC

- C. Phone numbers (including area code) where we can reach someone for help in the event of an emergency during off-hours

240-380-0869

- D. Hazardous Chemicals (as defined in the Federal Hazard Communications Standard)

N/A

MATERIAL:

We require a listing of Hazardous Chemicals used or stored on your site. Please use chemical name if it is known. The list must include all hazardous chemicals that may be present in quantities indicated on the attached hazardous chemical list. If you believe a lesser quantity of a chemical will cause a hazard, you are encouraged to include it. We recognize that some facilities, especially warehouses, handle and store differing quantities of material during the year. We suggest listing a typical product mix indicating the season.

QUANTITY:

Estimates of MAXIMUM QUANTITY on site at any time. Please show units, e.g., lbs., gals., cu. ft., etc.

MDOT Number:

Include the Michigan Department of Transportation identification number if known.

N/A

**A MATERIALS SAFETY DATA SHEET IS REQUIRED
FOR EACH HAZARDOUS CHEMICAL REPORTED.**

If you have *no* hazardous chemicals at your business site,
Please designate with **N/A or NONE.**

Rev 03/21



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

PERMIT INFORMATION

Michigan.gov/EGLEPermits

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has prepared a list of key questions to help identify what EGLE permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from EGLE, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: Michigan.gov/EHSguide. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the EGLE programs noted below.

How Do I Know that I Need a Construction Permit?

- 1) Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)? Air Quality Permit to Install, Air Quality Division (AQD), [Permit Section](#)
 Yes No

- 2) Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos. Asbestos Notification, AQD, [Asbestos Program](#), 517-284-6777
 Yes No

- 3) Please consult the [Permitting at the Land and Water Interface Decision Tree](#) document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?). Land and Water Featured Programs (Water Resources Division - WRD) - [Joint Permit Application](#), 517-284-5567:
 - a. Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?
 Yes No

 - b. Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area?
 Yes No

c. Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?

Yes No

d. Does the project involve construction of a dam, weir or other structure to impound flow?

Yes No

4) Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction) or does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? [Soil Erosion and Construction Storm Water](#), 269-567-3515, or Local Agency

Yes No

5) Does the project involve the construction or alteration of a water supply system or sewage disposal system for a manufactured housing project? [Drinking Water & Environmental Health Division](#) (DWEHD), 517-284-6524

Yes No

6) Does the project involve construction or alteration of any sewage collection or treatment facility? [WRD, Part 41 Construction Permit](#) Program ([staff](#)), 906-228-4527, or [EGLE District Office](#)

Yes No

7) Public Swimming Pool Construction (Spas/Hot Tubs) Permits: Will your business involve the construction or modification of a public swimming pool, spa or hot tub? [Public Swimming Pool Program](#), 517-284-6541, or [EGLE District Office](#)

Yes No

8) Does the project involve the construction or modification of a campground? DWEHD, [Campgrounds program](#), 517-284-6529

Yes No

9) Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground? Materials Management Division (MMD), [Solid Waste](#), 517-284-6588, or [EGLE District Office](#)

Yes No

- 10) Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste? MMD, Hazardous Waste Section, [Treatment, Storage and Disposal](#), 517-284-6562

Yes No

Who Regulates My Drinking (Potable) Water Supply?

- 11) I am buying water from my community water supply (i.e. city of Detroit or Grand Rapids), Contact Local Water Utility, 517-284-6512

Yes No

- 12) I have a Non-Community Water Supply (Type II) [Guide, Contact \(District or County\) Local Health Department](#), 517-485-0660

Yes No

- 13) I am a community water supply (Type I) [Community Water Supply, DWEHD District Office, Community Water Supply Program](#), 517-284-6512

Yes No

- 14) Do you desire to develop a [withdrawal of over 2,000,000 gallons of water per day](#) from any source including groundwater, inland surface water, or the Great Lakes and their connecting waterways? WRD, Great Lakes Shorelands Unit, Water Use Program, 517-284-5563

Yes No

Who Regulates My Drinking (Potable) Water Supply?

- 15) NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water? WRD, [EGLE District Office](#), or [National Pollutant Discharge Elimination \(NPDES\) Permit Program](#), 517-284-5568

Yes No

- 16) Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? WRD, Permits Section, or [EGLE District Office](#), 517-284-5588

Yes No

17) Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)? WRD, [Groundwater Permits Program](#), 517-290-2570
 Yes No

18) Does the project involve the drilling or deepening of wells for waste disposal? [Oil, Gas and Minerals Division](#) (OGMD), 517-284-6841
 Yes No

What Operational Permits are Relevant to My Operation and Air Emissions?

19) Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants? AQD, [Permit Section](#), 517-284-6634
 Yes No

20) Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel? AQD, [Acid Rain Permit Program](#), 517-780-7843
 Yes No

What Operational Permits are Relevant to My Waste Management?

21) Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground? [MMD](#), 517-284-6588 or [EGLE District Office](#)
 Yes No

22) Does the project involve the on-site treatment, storage, or disposal of hazardous waste? [MMD](#), [Hazardous and Liquid Waste](#), 517-284-6562
 Yes No

23) Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? ([Hazardous Waste Program Forms & License Applications](#)) [MMD](#), [EGLE District Office](#), 517-284-6562
 Yes No

- 24) Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form? MMD, [Radioactive Material and Standards Unit](#), 517-284-6581
- Yes No
- 25) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD [Radioactive Material and Standards Unit](#), 517-284-6581
- Yes No
- 26) Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal? MMD, [Medical Waste Regulatory Program](#), 517-284-6594
- Yes No

What Sector-Specific Permits May be Relevant to My Business?

Transporters

- 27) Does the project involve the transport of some other facility's non-hazardous liquid waste? MMD, [Transporter Program](#), 517-284-6562
- Yes No
- 28) Does the project involve the transport of hazardous waste? MMD, [Transporter Program](#), 517-284-6562
- Yes No
- 29) Do you engage in the business of transporting bulk water for drinking or household purposes (except for your own household use)? DWEHD, [Water Hauler Information](#), 517-284-6527
- Yes No
- 30) Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground? DWEHD, [Septage Program](#), 517-284-6535
- Yes No
- 31) Do you store, haul, shred or process scrap tires? MMD, [Scrap Tire Program](#), 517-284-6586
- Yes No

Sectors

- 32) Is the project a dry-cleaning establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? AQD, [Dry Cleaning Program](#), 517-284-6780
 Yes No
- 33) Does your laboratory test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act? [Laboratory Services Certifications](#), 517-284-5424
 Yes No
- 34) Does the project involve the operation of a public swimming pool? DWEHD, [Public Swimming Pool Program](#), 517-284-6529
 Yes No
- 35) Does the project involve the operation of a campground? DWEHD, [Campgrounds program](#), 517-284-6529
 Yes No

What Permits Do I Need to Add Chemicals to Lakes and Streams?

- 36) Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc.) in a water body (i.e. lake, pond or river)? WRD, [Aquatic Nuisance Control](#), 517-284-5593
 Yes No
- 37) Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)? WRD, [Surface Water Assessment Section](#), 517-331-5228
 Yes No

Why would I be subject to Oil, Gas and Mineral Permitting?

- 38) Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)? OGMD, [Petroleum Geology and Production Unit](#), 517-284-6826
 Yes No

39) Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline? OGMD, Minerals and Mapping Unit, [Sand Dune Mining Program](#), 517-284-6826

Yes No

40) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD, [Radioactive Protection Programs](#), 517-284-6581

Yes No

[Petroleum and Mining](#), OGMD, 517-284-6826

41) Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?

Yes No

42) Does the project involve the surface or open-pit mining of metallic mineral deposits?

Yes No

43) Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?

Yes No

44) Does the project involve mining coal?

Yes No

45) Does the project involve changing the status or plugging of a mineral well?

Yes No

46) Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?

Yes No

[Permits and Bonding](#), OGMD, 517-284-6841

47) Do you want to change the status of an oil or gas well (i.e. plug the well)?

Yes No

48) Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells?

Yes No

If you need further assistance, please fill out the information below and email the form to EGLE-assist@Michigan.gov.

Requestor Information

First and Last Name: N/A

Requestor Phone Number: N/A

Requestor E-Mail: N/A

If you need this information in an alternate format, contact EGLE-Accessibility@Michigan.gov or call 800-662-9278.

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This form and its contents are subject to the Freedom of Information Act and may be released to the public.