



CITY OF MADISON HEIGHTS  
 COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT  
 SPECIAL LAND USE APPLICATION

**I. APPLICANT INFORMATION**

Applicant Ogeen Kada  
 Applicant Address 1642 Traceky Drive  
 City Rochester Hills State MI ZIP 48306  
 Interest in Property (owner, tenant, option, etc.) Owner/Operator/Purchaser  
 Contact Person Ogeen Kada  
 Telephone Number (586) 718-4776 Email Address ogeen.realtor@gmail.com

**II. PROPERTY INFORMATION**

Property Address 31691 Dequindre Road  
 Tax ID 44-25-01-426-028 Zoning District M1 Industrial  
 Owner Name (if different than applicant) 31691 Dequindre LLC  
 Address 26500 American Drive  
 City Southfield State MI Zip 48034  
 Telephone Number (248) 948-0103 Email Address paulhoge@signatureassociates.com

**III. CONSULTANT INFORMATION (IF APPLICABLE)**

Name Hatem Hannawa Company BD & E Group LLC  
 Address 28124 Orchard Lake Rd Suite 102  
 City Farmington Hills State MI Zip 48334  
 Telephone Number (248) 508-9897 Email Address hatem@bdandegroup.com

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IV. PROJECT NAME

Madison Automotive LLC

V. PROJECT DESCRIPTION AND SCOPE OF WORK

Brief Description of Proposed Special Land Use:

Renovate, remodel, improve, & re-tool property into a state of the art automotive center. The center will offer advanced auto repair, auto collision, and used car sales.

Required Attachments:

- Project Narrative:** Written description of the nature of the proposed use(s), including: products or services to be provided; activities to be conducted inside and outside the building; types of equipment to be used; hours of operation; number of employees; expected levels/ types of vehicular traffic coming to and from the site; other information.
- Conceptual Site Plan and Floor Plan:** Conceptual plans containing minimum information listed in Section 15.05 of Zoning Ordinance (refer to checklist, attached)
- Review Standards Response Form** (attached)

VI. APPLICANT CERTIFICATION

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

Printed Name Ogen Koch Signature [Signature] Date 2/10/25

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 Brandon Booth, Manager Signature [Signature] Date 2/10/25  
31691 Dequindre, LLC

Notary for Property Owner:

Subscribed and sworn before me, this 10 day of February, 2025.

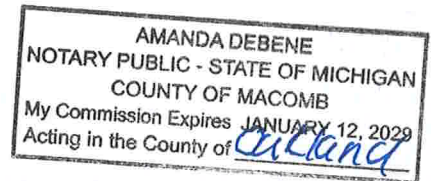
A Notary Public in and for Macomb County, Michigan.

Notary Name (Print): Amanda DeBene

Notary Signature: [Signature]

My Commission Expires: 1/12/29

Notary Stamp



STAFF USE ONLY

[DO NOT ACCEPT INCOMPLETE APPLICATIONS]

FILING FEE (\$750): \_\_\_\_\_ SPECIAL LAND USE NO.: PSP # \_\_\_\_\_  
DATE APPLICATION RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

## SPECIAL LAND USE: REVIEW STANDARDS RESPONSE FORM

**Section 15.05(3)** of the Zoning Ordinance contains Special Land Use review standards and criteria. Please provide responses to the following review standards for consideration by staff, the Planning Commission, and City Council. (Provide additional separate sheets, if necessary).

- A. Describe how the proposed use will be designed, located, and operated in a way that protects the public health, safety and welfare.

The shop design and operation will focus on these key areas to protect public health and safety. A proper ventilation system, fire suppression, waste management/recycling, storage and organization of materials, regular safety training, and noise reduction. The repairs will also be conducted inside the building and no repairs will be conducted outside of the facility.

- B. Describe how the use will be designed in a way that considers the natural environment and helps conserve natural resources and energy.

The building layout will be designed in a way to help conserve natural resources by converting the shop light supply to LED- this will conserve natural resources and also improve lighting and brighten the workspace reducing the number of work-related accidents. The landscaping and site will be redeveloped meeting the City of Madison Heights site development standards.

- C. Will the Special Land Use will 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. If so, describe in detail.

The special land use will not be detrimental to any person or property. All equipment will be located inside of the building and repairs will be performed inside of the building.

- D. Describe how the proposed land use will be designed and located so that it is compatible with 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; and 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.

The building is an existing site and will be renovated and brought back to life. Property is in poor shape and will be repaved and new landscaping will be installed to further beautify the site.

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- E. Describe how ingress/egress to the use will 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; and
  6. Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.

Ingress/Egress will not be affected with this special land use. We will be using the existing entrance and exit.

- F. Describe how the proposed use will be consistent with the intent and purpose of the zoning district in which it is proposed

The proposed land use for used auto sales is consistent and allowed with the zoning. However, auto repair and collision are not- this special land use for auto repair and collision would only compliment the used auto sales license and provide a commitment to better serve our community and customers. Customers who would purchase a vehicle from us could much more easily

## SPECIAL LAND USE: SUBMITTAL CHECKLIST

The following items are required for a complete Special Land Use application. Incomplete applications will not be processed.

- Completed Special Land Use application, including separate project narrative document.
- Completed Review Standards Response Form
- Two (2) 11" x 17" and digital (PDF) copy of the conceptual site plan, containing, at minimum, the following information:
  - Location map showing the proposed site location, zoning classifications, and major roads.
  - 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.
  - 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.
  - Number of parking spaces and location of loading areas, handicap parking spaces and access routes on the subject property.
  - Location and height of all walls, fences, and landscaping, including a conceptual landscaping plan.
  - Location and widths of all abutting streets, existing and proposed rights-of-ways, easements, and pavements.
  - Type of existing and proposed surfacing of all drives, parking areas, loading areas, and roads.
  - All utilities located on or serving the site, including sizes of water and sewer lines, wells, proposed hydrants, and proposed fire suppression into the building(s). Proposed sanitary leads and sanitary sewers must also be shown.
  - Preliminary storm system layout and floor arrows demonstrating that storm flow connections and disposal methods are feasible.
  - Existing and proposed ground contours at intervals of two feet, or spot elevations sufficient to review the proposed grading and drainage plan.

*Existing/ Demo plan  
has not utilities  
(No changes)*

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

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