



MEMORANDUM

Date: November 16th, 2023
To: City of Madison Heights Planning Commission
From: Matt Lonnerstater, AICP – City Planner
Subject: Pre-Application Discussion (PPD 23-08) – Proposed Gas Station/C-Store at 30901 Dequindre Road

BACKGROUND

The applicant is seeking preliminary feedback from city staff and the Planning Commission for a proposed 24-hour gas station and convenience store at 30901 Dequindre Road, located at the southwest corner of E. 13 Mile Road and Dequindre Road. The development features a 6,132 sq. ft. convenience store and a gas canopy with 8 fueling stations (16 total pumps).

The subject property is zoned B-1, Local Business District, and is currently improved with a strip retail center and associated parking lot. The applicant proposes to demolish the strip center to accommodate the development. While convenience stores are permitted by right in the B-1 district as general retail, *gasoline service stations* require Special Approval through City Council. Gasoline service stations are also subject to use-specific standards which are listed at the end of this report. If the applicant formally applies for Special Approval, Planning Commission comments will be forwarded to City Council for their consideration.

30901 Dequindre Road – Aerial Image



LAND USE AND ZONING

The table below denotes existing land uses and zoning designations adjacent to the subject site.

	Zoning Designation	Land Use
Subject Site	B-1, Local Business	Retail Strip Center
North	B-1, Local Business	Restaurant and Gas Station
South	R-2, One-Family Residential	Church
East	C-1, Local Business (City of Warren)	Retail and Gas Station (City of Warren)
West	R-C, Residential Condominium	Residential Condominiums

The subject site is zoned B-1, Local Business. Per the Zoning Ordinance, the intent of the B-1 zoning district is to, *“meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas.”*

The corner properties of E. 13 Mile/Dequindre are currently improved with two (2) gas stations, a Recreational Vehicle (RV) dealership, and the strip center on the subject site. Properties along the east side of Dequindre Road are located in the City of Warren.

The Future Land Use (FLU) map contained in the Master Plan designates the subject site as “Commercial.”

NEXT STEPS

If desired, the applicant may formally apply for Special Approval for the gasoline service station. The Special Approval request and associated concept plan will be forwarded to City Council for a public hearing and action. Planning Commission comments will be forwarded onto City Council for their consideration.

Staff notes that, as proposed, at least one variance will be required through the Zoning Board of Appeals for the gas station; per Section 10.319(2)(c) of the Zoning Ordinance (use-specific standards), gasoline service stations in the B-1 district are only permitted adjacent to non-residential zoning districts. The subject property directly abuts One-Family Residential zoning to the south and west and is in close proximity to Condominium-Residential zoning to the west.

The applicant has provided conceptual site plan, landscaping, building elevations, and a traffic study for Planning Commission consideration.

USE-SPECIFIC STANDARDS: GASOLINE SERVICE STATIONS (B-1 DISTRICT)

Sec. 10.319. Uses permissible on special approval.

Under such conditions as the city council, after hearing, finds the use as not being injurious to the B-1 District and environs and not contrary to the spirit and purpose of this Ordinance, the following uses may be permitted:

[...]

- (2) Gasoline service stations and/or motor vehicle light repair facilities and/or motor vehicle maintenance service facilities, subject to the following:
 - (a) One hundred forty feet of street frontage on the lot proposed for the gasoline filling station shall be provided on the principal street serving the station.
 - (b) The lot shall contain not less than 14,000 square feet of lot area.
 - (c) The lot must be located on the edge of the district (where the abutting zoning district on the frontage is nonresidential) so as not to disrupt pedestrian movement within the district.
 - (d) All buildings shall be set back not less than 40 feet from all street right-of-way lines.
 - (e) Gasoline pumps, air and water hose stands and other appurtenances shall be set back not less than 15 feet from all street right-of-way lines.
 - (f) Driveway widths entering the filling station shall have a maximum width of 35 feet. Curb openings for each driveway shall not exceed 50 feet in length.
 - (g) Curb cuts shall be no closer than ten feet to any adjoining property and shall be no closer than 35 feet to any corner of the intersecting street right-of-way lines. Any two driveways shall be separated by an island at least 20 feet long.
 - (h) The angle of intersection of any driveway shall not be less than 60 degrees unless acceleration or deceleration lanes are provided.
 - (i) Curbs in accord with standard city specifications shall be constructed on all streets adjacent to the gasoline filling station site.
 - (j) Sale of alcoholic beverages from a structure wherein gasoline service stations are operated is strictly prohibited except in such structures where there is a masonry firewall between the location selling alcoholic beverages and the gasoline service station and there is a distance of 500 feet between the entrance of each establishment.
 - (k) The owner and/or operator of a gasoline service station and/or motor vehicle maintenance service facility shall not permit disabled vehicles and/or vehicles that are being repaired or waiting to be repaired or serviced to be parked for longer than 72 hours on the premises. Further, such disabled vehicles or vehicles waiting for repair or service shall be parked within an enclosed building. All repair work of any nature shall be done within an enclosed building only.
 - (l) Motor vehicle light repair facilities established and/or uses expanded to include motor vehicle light repairs shall completely screen all motor vehicles waiting for repairs and/or maintenance from view from any direction by an eight-foot poured concrete screen wall. All parcels which do not contain corner lots must maintain the required front yard setback per ordinance. All parcels which contain a corner lot shall contain screened walls which comply with side yard setbacks as well as front yard setbacks. Screen gates must be installed to continue the enclosure of the screened area. Disabled vehicles and/or vehicles that are being repaired or waiting to be repaired or serviced shall not be parked for longer than 72 hours on the premises. Further, all vehicles waiting for repair shall be screened from view. All repair work of any nature shall be done in an enclosed building only.

- (m) All owners and/or operators of gasoline service stations and/or light repair facilities and/or motor vehicle maintenance service facilities that are in existence on the effective date of this Ordinance, shall not permit disabled vehicles and/or vehicles that are being repaired or waiting to be repaired or serviced to be parked for longer than 72 hours on the premises. All repair work of any nature shall be done within an enclosed building only.

[...]