

**CITY OF MADISON HEIGHTS
ELECTRONIC COUNCIL AGENDA REQUEST FORM**

SUBMITTED TO: Melissa Marsh - City Manager

SUBMITTED BY: Giles Tucker - CED Director DATE: 6/1/22

FOR CONSIDERATION AT THE COUNCIL MEETING OF: 6/13/22

ACTION REQUESTED

PRESENTATION	FUTURE PUBLIC HEARING	✓
PUBLIC HEARING – SPECIAL APPROVAL	BID AWARDS / PURCHASES	
PUBLIC HEARING – OTHER	ORDINANCE - FIRST	✓
COMMUNICATION	ORDINANCE - SECOND	
REPORT	OLD BUSINESS	

DESCRIPTION OF ITEM

Rezoning Request PRZN 22-01(Ordinance No. 2184) - Rezone 30151, 30171 and 30183 Dequindre Road from R-3, One-Family Residential, to R-M, Multiple-Family Residential.

IF ORDINANCE, CITE TITLE/CHAPTER SECTIONS

POLICY CONSIDERATION

First Reading. The applicant, Hudson Madison II LLC, requests to rezone three (3) parcels of land at 30151, 30171 and 30183 Dequindre Road (PIN Numbers 44-25-12-280-027, 44-25-12-280-026, and 44-25-280-025) from R-3, One-Family Residential, to R-M, Multiple Family Residential. The subject properties are located on the west side of Dequindre Road, south of Oakland Drive.

FINANCIAL IMPACT

No Impact	✓
Budgeted Fund Name(s)	Fee Waiver Proposed
Appropriated in Acct. No.	Department Name
Amount Available in Acct.	Budget Amount
Second Account Number	Budget Amount
Amount Available in 2 nd Acct.	Revenue Generated
Other Comments	

REVIEW CHECKLIST

DEPARTMENT Giles Tucker, CED Director DATE 06/01/2022

DEPARTMENT _____ DATE _____

CITY MANAGER Melissa Marsh, City Manager DATE _____



MEMORANDUM

Date: June 1st, 2022
To: City of Madison Heights City Council
From: Matt Lonnerstater, AICP – City Planner
Subject: Rezoning Request PRZN 22-01 (Ordinance 2184) – 30151, 30171 and 30183 Dequindre Road – First Reading

Introduction

The applicant, Hudson Madison II LLC, requests to rezone three (3) parcels of land at **30151, 30171 and 30183 Dequindre Road** (PIN Numbers 44-25-12-280-027, 44-25-12-280-026, and 44-25-280-025) from **R-3, One-Family Residential, to R-M, Multiple Family Residential**. The subject properties are located on the west side of Dequindre Road, south of Oakland Drive.

Background

The three subject properties contain a total of 2.86 acres and are improved with single-family detached homes and their accessory structures. The applicant requests a rezoning to R-M in order to construct a senior living, assisted living and memory care facility on site, which is permitted as a special use within the R-M district. The new facility will be associated with the independent senior living facility currently under construction immediately to the south of the site. Note that approval of the rezoning does not constitute special use or site plan approval.

Per the Zoning Ordinance, the R-M zoning district is, *“designed to provide sites for multiple-dwelling structures which will generally serve as zones of transition between the nonresidential districts and lower density single-family districts and is further provided to serve the limited needs for the apartment type of unit in an otherwise single-family residential community.”*

City Council should consider all of the potential uses that could be developed on this site if it were to be zoned R-M. Uses permitted by right within the R-M district include one and two-family dwellings, multiple-dwellings, and rental/management offices accessory to multiple-dwelling unit developments. Uses permitted as a special use include convalescent homes and general hospitals.

When reviewing a rezoning request, the City Council should review the proposed district’s consistency and compatibility with adjacent land uses and the future land use map as laid out in the Master Plan.

Existing Land Use

Existing adjacent land uses and zoning designations are denoted in the table below:

	Existing Land Use	Existing Zoning
Site	Single-Family Homes	R-3, One-Family Residential
North	Fraternal Organization	R-3, One-Family Residential
South	Multiple-Family (under construction)	O-1, Office
East (across Dequindre)	Multiple-Family Residential/Retail	Multiple-family and Industrial (City of Warren)
West	Single-Family Homes/Vacant	R-3, One-Family Residential

The subject site is located immediately to the north of “The Reserve at Red Run,” an independent senior living facility currently under construction, zoned O-1, Office. Adjacent properties to the west and north are zoned R-3, One-Family Residential. Properties to the east (across Dequindre Rd) are located within the City of Warren and are zoned for commercial and multi-family purposes.

Existing Conditions along Dequindre (looking north)



Future Land Use

Adjacent future land uses, as envisioned by the 2021 Madison Heights Master Plan, are denoted in the table below:

	Future Land Use
Site	Office
North	Office
South	Office
East (across Dequindre Rd.)	Mixed-Use (City of Warren)
West	Single-Family Residential

The future land use designation of the subject site is “Office.” Per the Master Plan, the Office designation is intended to accommodate, *“a blend of local service, professional and general office uses into traditional office developments, as well as commercial uses that service office users.”*

If the R-M rezoning request is approved, any multi-family development on the subject parcel, including parking, will be subject to screening, buffering and site development requirements per the Zoning Ordinance.

Staff Analysis

While the proposed R-M zoning district is not completely aligned with the site’s “Office” Future Land Use designation, staff recognizes the importance of providing land for additional housing units within the city. In many cases, multiple-family zoning can provide for an appropriate mix of uses along major thoroughfares and arterials, such as Dequindre Road. Further, staff finds that a future multiple-family development on this subject site could be complementary to, and compatible with, the multiple-family independent senior living facility currently under construction to the south. The proposed R-M district promotes one of the Master Plan’s housing objectives to, *“provide a diverse range of housing options that meet the affordability, maintenance, and lifestyle needs of current and future residents.”*

Planning Commission Action

At their **May 17th, 2022** meeting, the Planning Commission **recommended approval** of the requested rezoning based upon the following findings:

1. The applicant requests a rezoning from R-3, One-Family Residential, to R-M, Multiple-Family Residential, to construct a senior living, assisted living and memory care facility on site. The R-M district permits single and multiple-family residential uses.
2. The proposed R-M district is generally compatible and consistent with adjacent multiple-family and commercial uses along Dequindre Road and is compatible with single-family residential to the west.
3. The proposed R-M District is compatible with adjacent O-1-zoned parcels along Dequindre Road.
4. While the proposed R-M District is not entirely aligned with the “Office” future land use designation, the rezoning advances the Master Plan’s objective to, *“provide a diverse range of housing options that meet the affordability, maintenance and lifestyle needs of current and future residents.”*
5. The Site Plan Review Committee (SPRC) reviewed the proposed rezoning request at their May 4th, 2022 meeting and did not express any objections. The SPRC will separately review additional applications relating to this project, if submitted, including special use and site plan submittal. Special use approval through City Council is required for convalescent homes.

Staff Recommendation and Next Step

Based on the Planning Commission’s findings and recommendation, staff recommends that the City Council adopt Ordinance # 2184 (PRZN 22-01) upon first reading and schedule the required public hearing for the **July 11th, 2022** City Council meeting.



Legal Ad Proof

If you wish to email changes please reply or use the email below

legals@candgnews.com

(NOTE: After 3:00pm on press day you must call for corrections)

Date Proof Sent: 4/21/2022 9:49 AM

AD INFORMATION

Ad Number: 0329-2218

Ad Title: CITY OF MADISON HEIGHTS-Notice of Public Hearing - Rezonings - Combined - PRZN 22-01 and PRZN 22...

Week Of Publication: 4/27/2022

Publication(s) ad will appear: Madison-Park News

For corrections call 586-498-1097

email corrections: legals@candgnews.com (NOTE: After 3:00pm on press day you must call for corrections)

Please scroll to the next page to view the ad.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Madison Heights Planning Commission will hold a public hearing on Tuesday, May 17th, 2022 at 5:30 p.m. in City Hall Council Chambers, 300 West Thirteen Mile Road, Madison Heights, Michigan 48071 to consider the following requests:

Rezoning Request No. PRZN 22-0001 by Hudson Madison LLC to rezone three (3) parcels of land described as: 30151 Dequindre Rd. (TM# 44-25-12-28-0027); 30171 Dequindre Rd. (TM# 44-25-12-280-026); and 30183 Dequindre Rd. (TM# 44-25-12-280-025). The request is to rezone the properties from R-2, One-Family Residential, to R-M, Multiple-Family Residential.

Rezoning Request No. PRZN 22-0002 by EWM-Miller Wash, LLC to rezone three (3) parcels of land described as 29022 Stephenson Hwy (TMs: 44-25-11-377-015; 44-25-11-377-016; and 44-25-11-377-019). The request is to rezone the properties from M-1, Light Industrial, to B-3, General Business.

The application and any supporting documents can be viewed during regular business hours at the Community and Economic Development Department. In addition, the agenda item can be viewed after 4:00 p.m. on Friday, May 13th, 2022 online at www.madison-heights.org in the Agenda Center.

For further information, please contact the Community & Economic Development Department at (248) 583-0831 or MattLonnerstater@madison-heights.org.

CITY OF MADISON HEIGHTS

Published: Madison-Park News 04/27/2022

0329-2218

PRZN CASE: 22 - 01

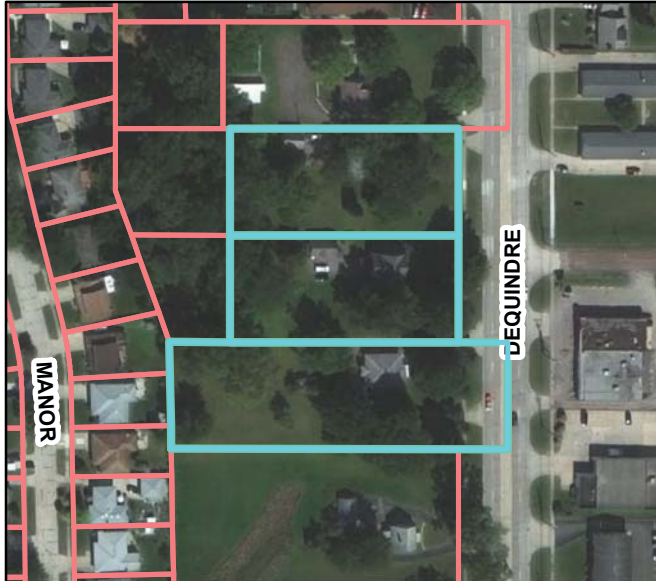


Site Address: 30151, 30171, 30183 Dequindre Road



[Click for maps](#)

Aerial



- 30151, 30171, 30183 Dequindre Rd
- Parcels

Existing Land Use



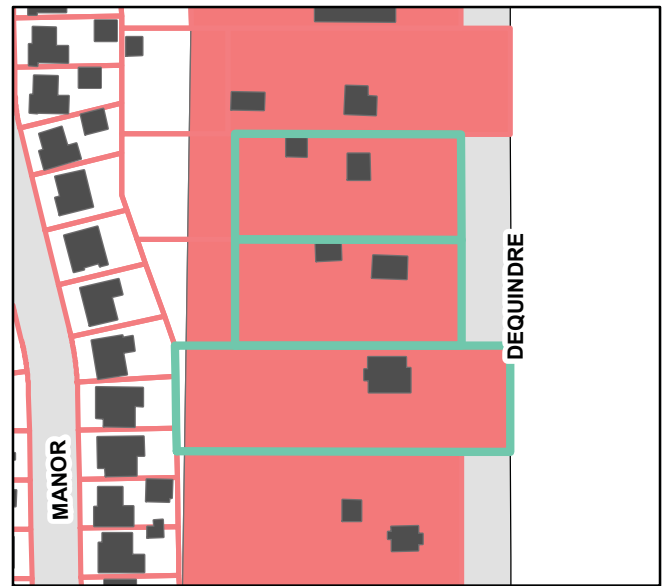
- 30151, 30171, 30183 Dequindre Rd
- Buildings
- Parcels
- Vacant
- Single And Two Family
- Office
- Commercial
- Industrial
- Public

Zoning



- 30151, 30171, 30183 Dequindre Rd
- Buildings
- Parcels
- R-1 Residential
- R-2 Residential
- R-3 Residential
- O-1 Office

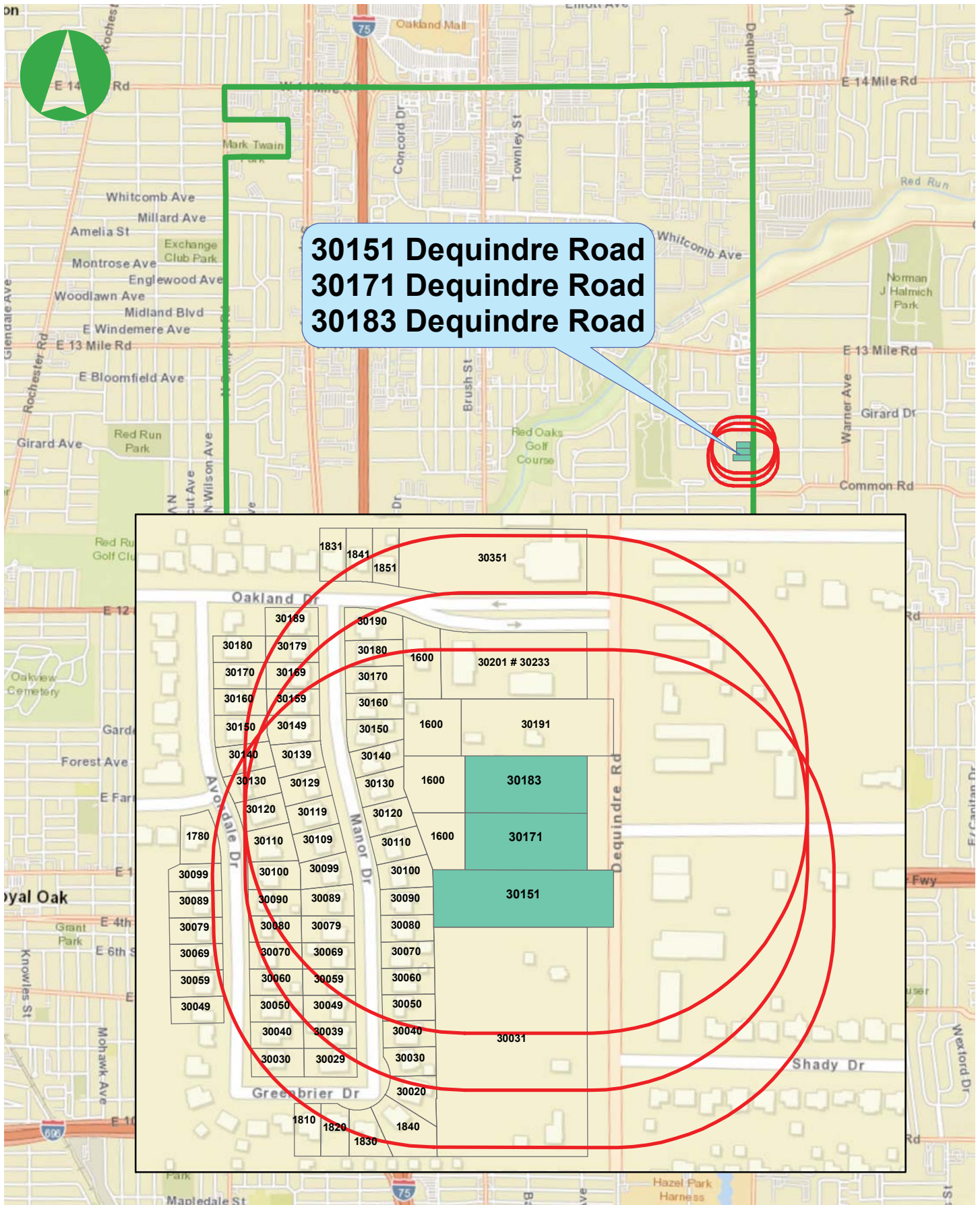
Future Land Use



- 30151, 30171, 30183 Dequindre Rd
- Single Family
- Multiple Family
- Office
- Commercial
- Recreation
- Conservation
- Mixed Use Innovation

PRZN CASE: 22 - 01

BUFFER 500 FT





COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
300 W. THIRTEEN MILE RD.
MADISON HEIGHTS, MI 48071
(248) 583-0831

Application to Rezone Land

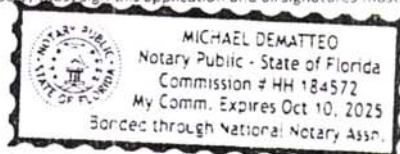
I (we) the undersigned do hereby respectfully apply and petition the City of Madison Heights to amend the Zoning Ordinance by changing the zoning map as hereinafter requested. As part of this application, the following facts are shown:

1. Request is hereby made that the following property be rezoned from R-2 to Rm.
2. The property address is 30151 Deguindre and the parcel is located on the West side of Deguindre street between 12 mile and 13 mile streets.
3. The legal description of said property is as follows (attach separately if necessary)
See Attach PRD
4. The sidwell number for the property is: 25-12-28-00-21
5. The owner of said property is:
Name: Betty Huffman
Street Address: 30151 Deguindre
City, State, Zip: Madison Heights, MI 48071
Phone: 248-202-2310 Email: Brown25@gmail.com
6. The Applicant is:
Name: Cypress Partners Hudson Madison LLC (Jeffrey Buck)
Street Address: 220 West Maple Road
City, State, Zip: Birmingham, MI 48009
Phone: 248-540-9380 Email: JBuck@CypressPartners.biz
7. The applicant is the:
☒ Owner ☐ Legal Representative ☒ Purchaser ☐ Other _____
8. Description of proposed use:
Senior Living, Assistant Living & Memory Care
9. Attached two (2) copies of the plot plan prepared in compliance with the requirements shown in item number three (3) of the "Procedure for Filing Rezoning Application" and the \$1,500.00 application fee.

Signature of Owner: Krisanida H. Crowe POA Betty Huffman
Signature of Applicant: Jeffrey Buck
Date: 4-18-2022

Notary's Signature: Michael DeMatteo
Notary's Print Name: Michael DeMatteo
Notary Public, State of Florida, County of: Pineles
My Commission Expires on: 10-10-2025
Acting in the County of: Pineles

Note: All owners of the property must sign this application and all signatures must be notarized, or legal proof of authority to apply, such as a Power of Attorney, must be attached.





COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
300 W. THIRTEEN MILE RD.
MADISON HEIGHTS, MI 48071
(248) 583-0831

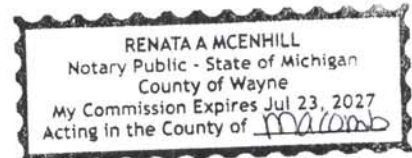
Application to Rezone Land

I (we) the undersigned do hereby respectfully apply and petition the City of Madison Heights to amend the Zoning Ordinance by changing the zoning map as hereinafter requested. As part of this application, the following facts are shown:

1. Request is hereby made that the following property be rezoned from R-2 to R-M.
2. The property address is 30171 Dequindre Road and the parcel is located on the West side of Dequindre Road street between Moulin Avenue and Oakland Drive streets.
3. The legal description of said property is as follows: (attach separately if necessary)
See Attached
4. The sidwell number for the property is: 44 - 25 - 12 - 280 - 026
5. The owner of said property is:
Name: Walter Kozak
Street Address: 30171 Dequindre Road
City, State, Zip: Madison Heights, MI 48071
Phone: 248-585-9596 Email: _____
6. The Applicant is:
Name: Hudson Madison LLC (Jeff Buck) Jeffrey Buck *gvs.*
Street Address: 280 West Maple Road, Suite 230
City, State, Zip: Birmingham, MI 48009
Phone: 248-540-9300 ext. 12 Email: jbuck@cypresspartners.biz
7. The applicant is the:
☐ Owner ☐ Legal Representative ☒ Purchaser ☐ Other _____
8. Description of proposed use:
One (1) Story Senior Living (Assisted & Memory Care)
9. Attached two (2) copies of the plot plan prepared in compliance with the requirements shown in item number three (3) of the "Procedure for Filing Rezoning Application" and the \$1,500.00 application fee.

Signature of Owner: [Signature]
Signature of Applicant: [Signature]
Date: 4/18/22

Notary's Signature: [Signature]
Notary's Print Name: Renata A. McEnhill
Notary Public, State of Michigan, County of: Wayne
My Commission Expires on: July 23, 2027
Acting in the County of: Macomb



Note: All owners of the property must sign this application and all signatures must be notarized, or legal proof of authority to apply, such as a Power of Attorney, must be attached.



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
300 W. THIRTEEN MILE RD.
MADISON HEIGHTS, MI 48071
(248) 583-0831

Application to Rezone Land

I (we) the undersigned do hereby respectfully apply and petition the City of Madison Heights to amend the Zoning Ordinance by changing the zoning map as hereinafter requested. As part of this application, the following facts are shown:

1. Request is hereby made that the following property be rezoned from R-2 to R-M.
2. The property address is 30183 Dequindre Road and the parcel is located on the West side of Dequindre Road street between Moulin Avenue and Oakland Drive streets.
3. The legal description of said property is as follows: (attach separately if necessary)
See Attached
4. The sidwell number for the property is: 44 - 25 - 12 - 280 - 025
5. The owner of said property is:
Name: Marvin Huffman
Street Address: 30183 Dequindre Road
City, State, Zip: Madison Heights, MI 48071
Phone: 313-930-6862 Email: marty.huffman5@gmail.com
6. The Applicant is:
Name: Hudson Madison LLC (Jeffrey Buck)
Street Address: 280 West Maple Road, Suite 230
City, State, Zip: Birmingham, MI 48009
Phone: 248-540-9300 ext. 12 Email: jbuck@cypresspartners.biz
7. The applicant is the:
☐ Owner ☐ Legal Representative ☒ Purchaser ☐ Other
8. Description of proposed use:
One (1) Story Senior Living (Assisted & Memory Care)
9. Attached two (2) copies of the plot plan prepared in compliance with the requirements shown in item number three (3) of the "Procedure for Filing Rezoning Application" and the \$1,500.00 application fee.

Signature of Owner: [Signature]
Signature of Applicant: [Signature]
Date: 4-19-2022

Notary's Signature: [Signature]
Notary's Print Name: Cheryl E. Rottmann
Notary Public, State of Michigan, County of: Oakland
My Commission Expires on: 1-27-29
Acting in the County of: Oakland, MI

Note: All owners of the property must sign this application and all signatures must be notarized, or legal proof of authority to apply, such as a Power of Attorney, must be attached.

Legal Descriptions

Betty Huffman

30151 Dequindre Road, Madison Heights, Michigan 48071

44-25-12-280-027

T1N, R11E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 521 FT FROM E 1/4 COR, TH N 88-39-00 W 408.45 FT, TH N 00-14-00 E 129.50 FT, TH S 88-39-00 E 410.58 FT, TH S 01-13-00 W 129.50 FT TO BEG 1.22 A

Walter Kozak

30171 Dequindre Road, Madison Heights, Michigan 48071

44-25-12-280-026

T1N, R11E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 650.50 FT FROM E 1/4 COR, TH N 01-13-00 E 129.50 FT, TH N 88-39-00 W 1682.91 FT, TH S 00-14-00 W 129.53 FT, TH S 88-39-00 E 1680.68 FT TO BEG EXC E 60 FT IN HWY, ALSO EXC W 1342 FT 0.83 A

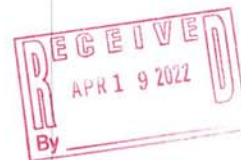
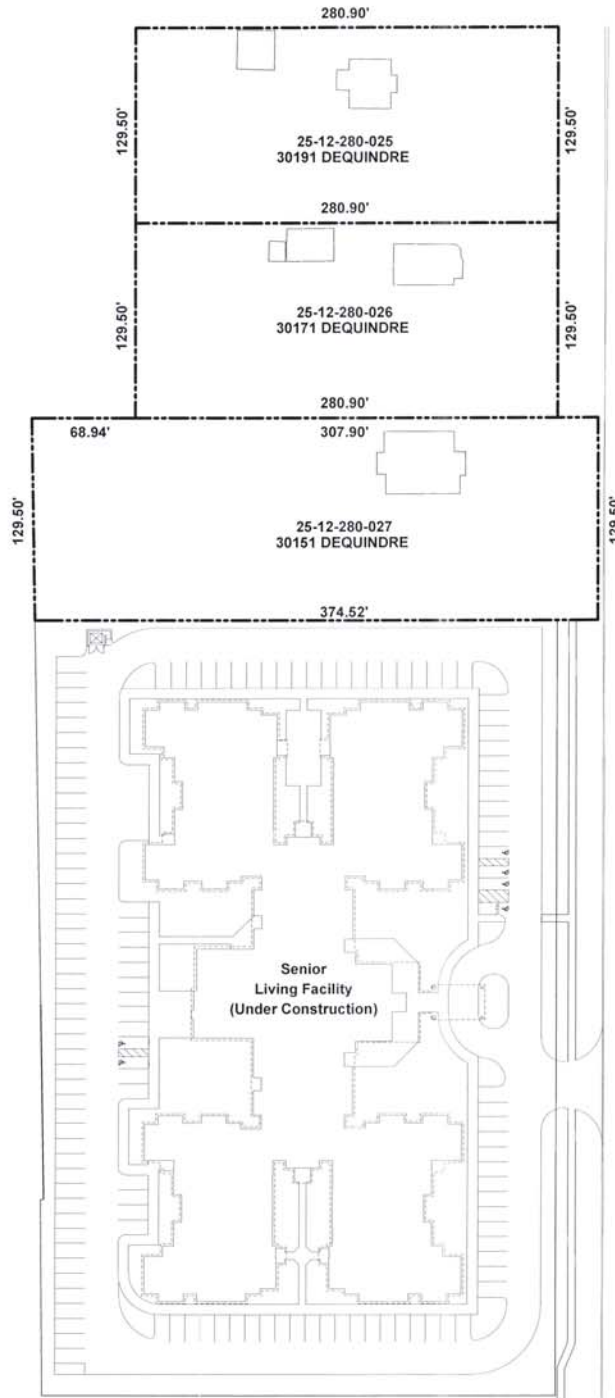
Marvin Huffman

30183 Dequindre Road, Madison Heights, Michigan 48071

44-25-12-280-025

T1N, R11E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 780 FT FROM E 1/4 COR, TH N 01-13-00 E 129.50 FT, TH N 88-39-00 W 336.91 FT, TH S 01-13-00 W 129.50 FT, TH S 88-39-00 E 336.91 FT TO BEG EXC E 60 FT IN HWY 0.82 A

EXHIBIT A EXISTING CONDITIONS PLAN



HUDSON MADISON, LLC
280 WEST MAPLE ROAD, SUITE: 230
BIRMINGHAM, MICHIGAN 48009

SHEET 1 OF 1
MARCH 18, 2022
2019-236A

**PEA
GROUP**

t: 844.813.2949
www.peagroup.com