



**CITY OF MADISON HEIGHTS  
COMMUNITY DEVELOPMENT DEPARTMENT  
PETITION FOR USE PERMITTED BY  
SPECIAL APPROVAL**

**FOR OFFICE USE ONLY**

Request No:  
Date Filed:  
Approved by CDD:  
Approved for Hearing: \_\_\_\_\_

I (we) the under signed, do hereby apply and petition the City of Madison Heights for a Special Approval Use Permit and provide the following information.

(Application must be typed)

Building Address: 31010 John R Road

Tax ID No.: 44 - 25 - 01-351-017

**APPLICANT INFORMATION**

Name: Goodwill Industries of Greater Detroit

Phone No.: 313-557-8773 Fax No.: 313-557-8577

Mailing Address: 3111 Grand River Ave City, State, Zip: Detroit, MI 48124  
(Notices will be mailed to this address)

Driver's License No.: N/A Date of Birth: N/A

Interest in Property: Proposed Tenant

**BUILDING & BUSINESS INFORMATION**

Zoning District: B-2 Use Requested Pursuant to Section 10.502[A] of the Zoning Ordinance

Explain Requested Use in Detail: Goodwill retail store selling new and gently used clothing, shoes, accessories, electronics, furniture, home goods, books and toys. The store will also serve as a donation center, where local residents will be provided with an accessible convenient, in-person experience without the visual disruption of donation bins. Goodwill's mission is "To build pathways to independence through personal development and the power of work." We will help those who are employment challenged train, prepare for and find work.

The above referenced parcel is known as: (Lots(s) Acreage Parcel (s)) See Attached of See Attached

Subdivision (if platted lot(s)) and is located on the N S W (Circle One) side of John R Street/Road between 13 Mile Street/Road and E Irving Ave Street / Road.

Hours of Operation: 10am-8pm Mon-Sat, 12pm-6pm Sun

Property Frontage: 316.50' Width/Depth: 191.44' No. of Parking Spaces: 62 Private Lot N/A Shared Lot N/A

No. of Floors: 2 Max. No. of Employees: 25 Male N/A Female N/A No. on Largest Single Shift: 12

No. of Seats for Restaurant or Assembly Uses: N/A Capacity of Waiting Area: N/A

Building: New      or Existing X Will Additions or Alterations to the Building be Required? Door at drive-through

Explain: Install automatic door at drive-through to accept donations

Describe Any Other Site Improvements to be Made: Repair and re-stripe parking lot, paint bollards, repair damaged areas of sidewalk

Building Owner Name: NADG NNN CPHARM MH-MI LP c/o Rob Shelton Phone No.: 469-906-7300 Fax No.: N/A

Mailing Address: 3131 McKinney Avenue, Ste. L10 City: Dallas, TX Zip: 75204  
(Notices will be mailed to this address)

**Note: All blanks and boxes above must be completed. Use N/A where appropriate.  
CONTINUED ON REVERSE SIDE**



**PETITION FOR USE PERMITTED BY  
SPECIAL APPROVAL (Continued)**

Include one (1) copies of a site plan, no larger than 11 x 17 inches, which meets the requirements of Section 10.514 of the Zoning Ordinance of Madison Heights and the required seven hundred and fifty dollar fee (\$750.00) plus a site plan application.

This petition / application must be signed by both the Owner in Fee of the property and the Applicant prior to submittal. Applicant(s) and property owner(s) hereby consent to city staff, board and commission members, and contractors to access the property for purposes of evaluating the site for the requested action(s).

**FOR THE OWNER:**

Signature \_\_\_\_\_  
Printed Stephen Preston Name \_\_\_\_\_  
Date May 31, 2023

**FOR THE APPLICANT IF NOT THE OWNER:**

Signature \_\_\_\_\_  
Printed Jeffrey Ukrainec Name \_\_\_\_\_  
Date 3/2/23

**NOTARY:**

On this 31st day of May

Before me personally appeared

Stephen Preston to me known to be the  
person who executed the forgoing instrument, and

acknowledged that he executed the same as his free act  
and deed.

Notary's Signature T. Deanda

Notary's Printed Name T. Deanda

Notary public, State of Texas

County of Dallas

My commission expires August 14, 2024

Acting in the County of Dallas

**NOTARY:**

On this 2nd day of March

Before me personally appeared

Jeffrey Ukrainec to me known to be the  
person who executed the forgoing instrument, and

acknowledged that he executed the same as his free act  
and deed.

Notary's Signature Angela V. McKeith

Notary's Printed Name Angela V. McKeith

Notary public, State of Michigan,

County of Wayne

My commission expires 2/12/2027

Acting in the County of Wayne

ANGELA V. MCKEITH  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES FEB 12, 2027  
ACTING IN COUNTY OF Wayne

**OFFICE USE ONLY**

\$750.00 Fee Paid _____	Receipt Number _____	By _____	Date: _____
One Site Plan Attached no larger than 11 x 17 inches	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Site Plan Application: _____	Date: _____		
Copies to C.D.D. _____			
Notices Mailed to Properties Within 500 Feet _____			
Council Action _____			
Meeting Date _____			

31010 JOHN R RD MADISON HEIGHTS MI 48071-1908



25-01-351-017

## Commercial and Industrial Property Profile

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

## Owner Information

Owner(s) : NADG NNN CPHARM (MH-MI) LP

Mailing Address : 3131 MCKINNEY AVE STE L10 DALLAS TX 75204-2430

## Location Information

Site Address : 31010 JOHN R RD MADISON HEIGHTS MI 48071-1908

PIN : 25-01-351-017 Neighborhood Code : CVL

Municipality : City of Madison Heights

School District : 63280 LAMPHERE PUBLIC SCHOOLS

Use : 201 Commercial - Improved

Water Indicator : N Sewer Indicator : N

Well Indicator : N Septic Indicator : N

## Property Description

T1N, R11E, SEC 1 PART OF SW 1/4 BEG AT PT DIST N 379.50 FT & N 89-53-00 E 43 FT FROM SW SEC COR,  
TH N 89-53-00 E 39.50 FT, TH S 33 FT, TH N 89-53-00 E 154.98 FT, TH S 286.64 FT, TH S 89-54-00 W 191.44 FT,  
TH N 45-00-00 W 4.30 FT, TH N 316.50 FT TO BEG 1.31 A 2-11-04 FR 012 & 015

## Split/Combination Information

Added Status : Added Parcel

Added Date : 02/11/2004 Added To : FR 012 &amp; 015

## Most Recent Sale Since 1994

Date : 12/05/2019

Amount : \$1 Liber : 53618:083

Grantor : LRT PROPERTIES Grantee : NADG NNN CPHARM  
MH-MI

## Tax Information

Taxable Value : \$159,880 State Equalized Value : \$237,960

Current Assessed Value : \$237,960 Capped Value : \$159,880

Effective Date For Taxes : 12/01/2022 Principal Residence : 0%

Exemption

## 2021 Taxes

## 2022 Taxes

Summer : \$8,047.27 Summer : \$8,262.07

Winter : \$1,924.43 Winter : \$1,978.72

Village : Village :

## Lot Information

Description : Acres : 1.31

# ZONING MAP

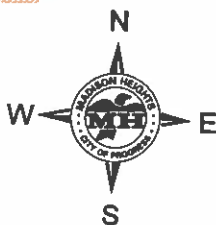
FOURTEEN MILE

Troy

Warren, Macomb County

## ZONING

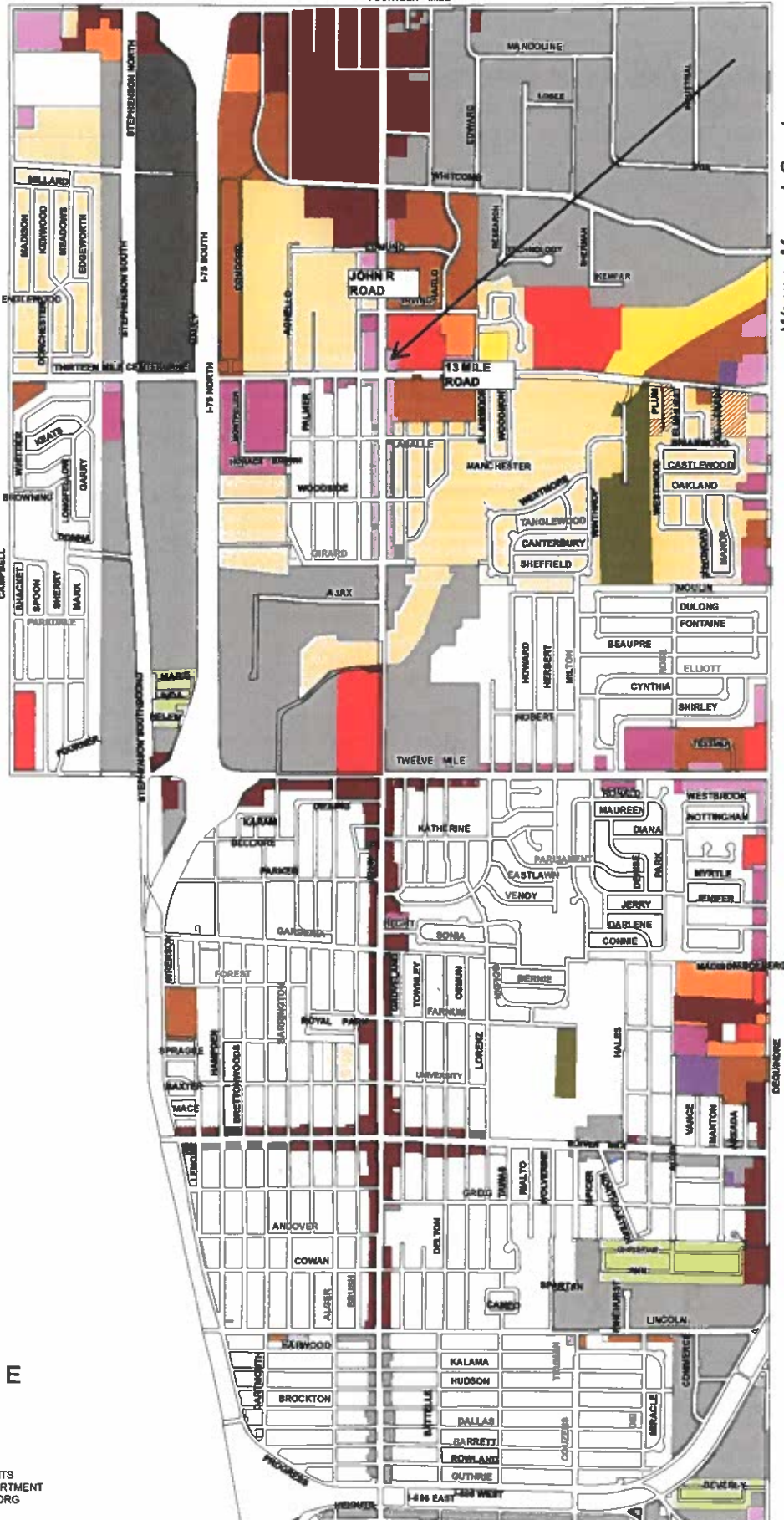
- B-1
- B-2
- B-3
- H-M
- H-R
- M-1
- M-2
- N-P
- O-1
- P-1
- P-2
- R-1
- R-2
- R-3
- R-C
- R-M
- R-T



CITY OF MADISON HEIGHTS  
COMMUNITY DEVELOPMENT DEPARTMENT  
WWW.MADISONHEIGHTS.ORG  
Scale: N/A

Effective Date: July 2022

Royal Oak

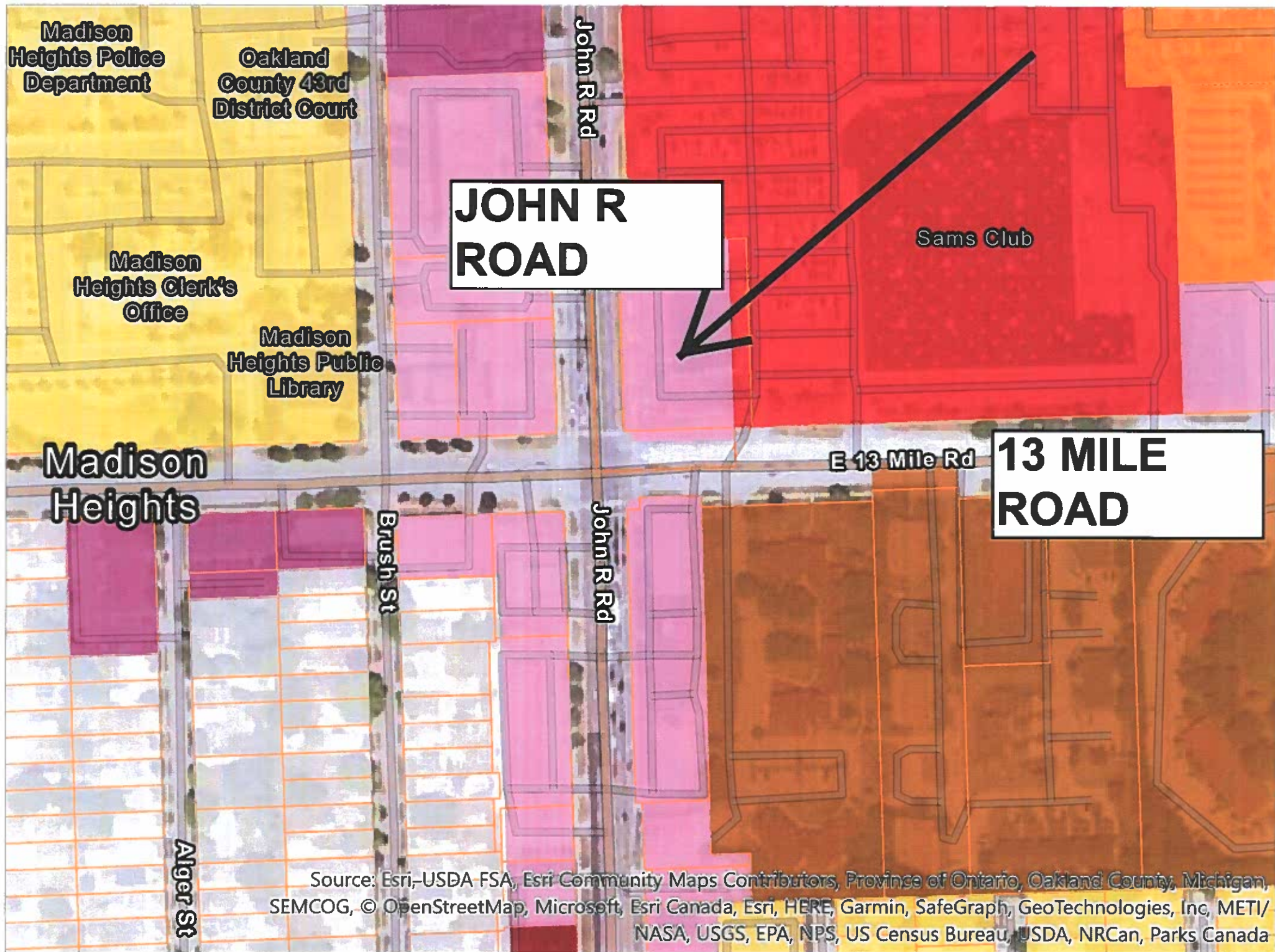


Hazel Park

Author: Madhu Rakshit  
July 2022

Document Path: Z:\Planning\_maps\Zoning Map\_2021\_2022.mxd









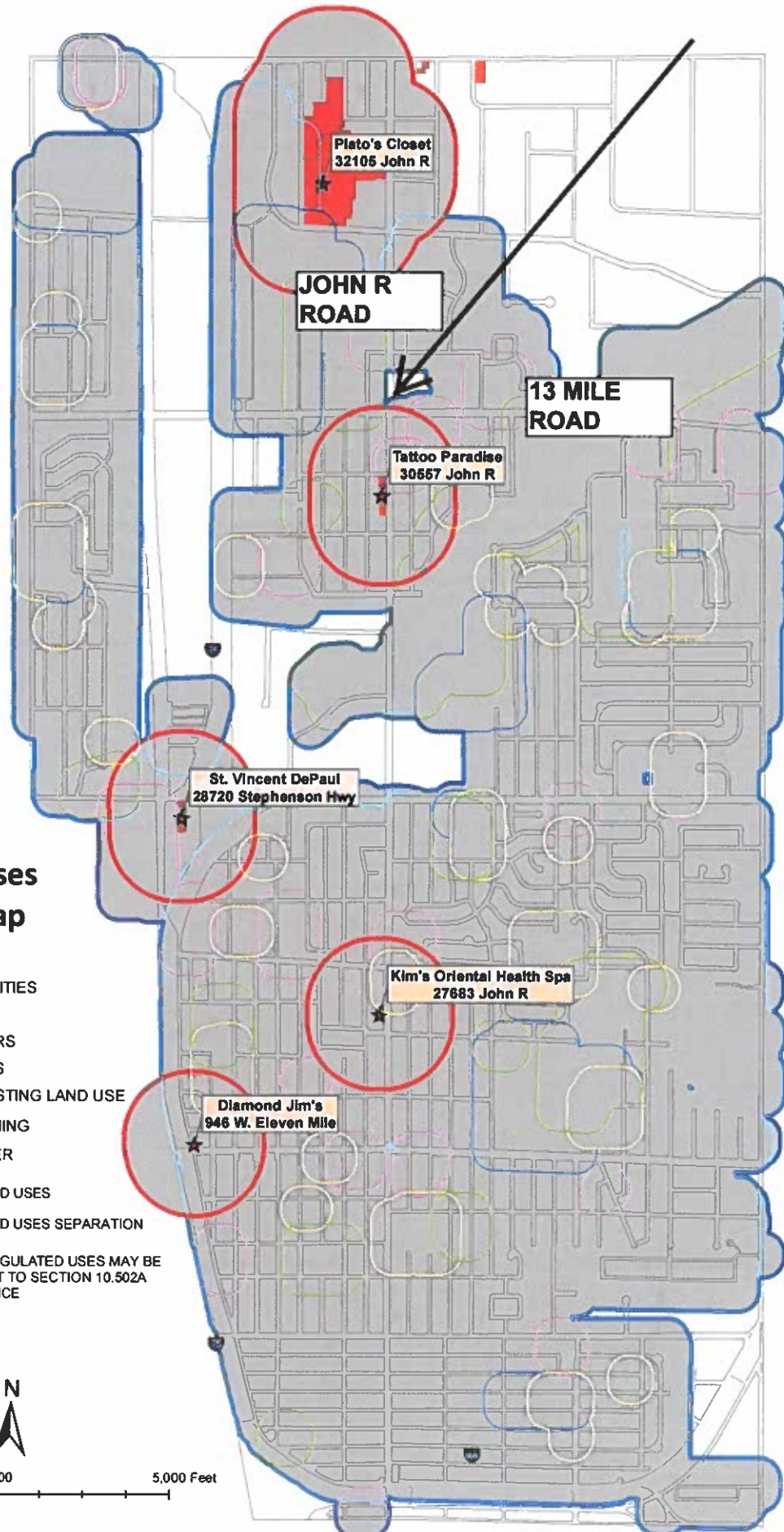
## Regulated Uses Location Map

### BUFFER ZONES

- CHILDCARE FACILITIES
- EXISTING PARKS
- WORSHIP CENTERS
- SCHOOL PARCELS
- RESIDENTIAL EXISTING LAND USE
- RESIDENTIAL ZONING
- COMBINED BUFFER
- EXISTING REGULATED USES
- EXISTING REGULATED USES SEPARATION
- PARCELS WHERE REGULATED USES MAY BE PERMITTED SUBJECT TO SECTION 10.502A OF ZONING ORDINANCE

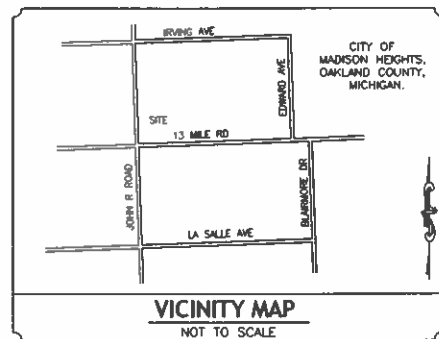


0 1,250 2,500 5,000 Feet









## SCHEDULE B-2 EASEMENT NOTES

1. Right of Way in favor of the Drainage Board for the Henry-Graham Drain recorded in Liber 3351, Page 633, Oakland County Records, this does cross or touch this parcel and is shown hereon.
2. Right of Way in favor of Michigan Bell Telephone Company as recorded in Liber 5980, Page 537, Oakland County Records, this does cross or touch this parcel and is shown hereon.
3. Easement for the right to lay, construct and maintain gas mains, with the usual services, connections and accessories, for the purpose of transmitting and distributing gas vested in Consumers Power Company, a Michigan corporation as recorded in Liber 7335, Page 436, Oakland County Records and further subject to the terms and provisions contained therein, this does not include this parcel and is not shown hereon.
4. Sanitary sewers, storm sewers and water mains as disclosed in diagram attached to instrument recorded in Liber 7335, Page 436, Oakland County Records, this does not include this parcel and is not shown hereon.
5. Terms and provisions of a Declaration of Easement executed by Madison Heights Associates, a Michigan limited partnership and others recorded in Liber 7530, Page 288 and Liber 7575, Page 218, respectively, Oakland County Records, this is blanket in nature and does include this parcel.
6. Easement for the right to lay, construct and maintain gas mains, with the usual services, connections and accessories, for the purpose of transmitting and distributing gas vested in Consumers Power Company, a Michigan corporation as recorded in Liber 7906, Page 792, Oakland County Records and further subject to terms and provisions contained therein, this does not include this parcel and is not shown hereon.
7. Declaration of Easement and the terms and conditions contained therein as recorded in Liber 8273, Page 587, Oakland County Records, this is blanket in nature and does include this parcel.
8. Terms and conditions of an Easement Agreement between Madison Square Limited Partnership and Karpson Associates as recorded in Liber 8484, Page 260, Oakland County Records, this is blanket in nature and does include this parcel.
9. Underground Easement (Right of Way) in favor of the Detroit Edison Company and Michigan Bell Telephone 6 feet in width as recorded in Liber 14210, Page 744, Oakland County Records, this does not cross or touch this parcel and is shown hereon.
10. Easement Agreement between Madison Square Partners, LLC, a Michigan limited liability company and URT Properties, L.L.C., a Michigan limited liability company dated January 2, 2004 and recorded February 10, 2004 in Liber 32176, Page 310, Oakland County Records, this is blanket in nature and does include this parcel.
11. Easement granted to Detroit Edison Company recorded in Liber 33340, Page 362, Oakland County Records, this does cross or touch this parcel and is shown hereon.

## General Survey Notes

1. This survey was made in accordance with laws and/or Minimum Standards of the State of Michigan.
2. The basis of bearing for this survey is due North on the West line of Section 1, as shown hereon.
3. The property described hereon is the same as the property described in Old Republic National Title Insurance Company Commitment No. 45-194529-48-SCM with an effective date of June 12, 2019 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
4. Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 26125C0263F, with a date of identification of 9/26/2008, for Community No. 280174, in Oakland County, State of Michigan, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. The Property has direct access to John R Road, a dedicated public street and indirect access to 13 Mile Road, a dedicated public street or highway, by way of the Access Easement recorded in Book 8484 Page 260.
6. The total number of striped parking spaces on the subject property is 43, including 3 designated handicap spaces.
7. There is no observed evidence of current earth moving work, building construction or building additions.
8. There are no proposed changes in street right of way lines, according to City of Madison Heights. There is no observed evidence of recent street or sidewalk construction or repairs.
9. Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (iv) of the ALTA/NSPS Minimum Standard Detail Requirements.
10. There was no visible wetland flagging on this parcel at the time of survey. A wetland delineation map was not provided therefore no wetland areas are shown hereon (Item 13, Table a).
11. The building height, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.
12. Easements and exceptions shown hereon were provided by the title insurance company, no research has been conducted by Geodetic Designs Inc. to identify any additional easements that may affect this parcel.

## ZONING INFORMATION

ZONING WAS NOT PROVIDED BY THE CLIENT, AND THEREFORE IS NOT SHOWN HEREON.

## LIST OF POSSIBLE ENCROACHMENTS

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

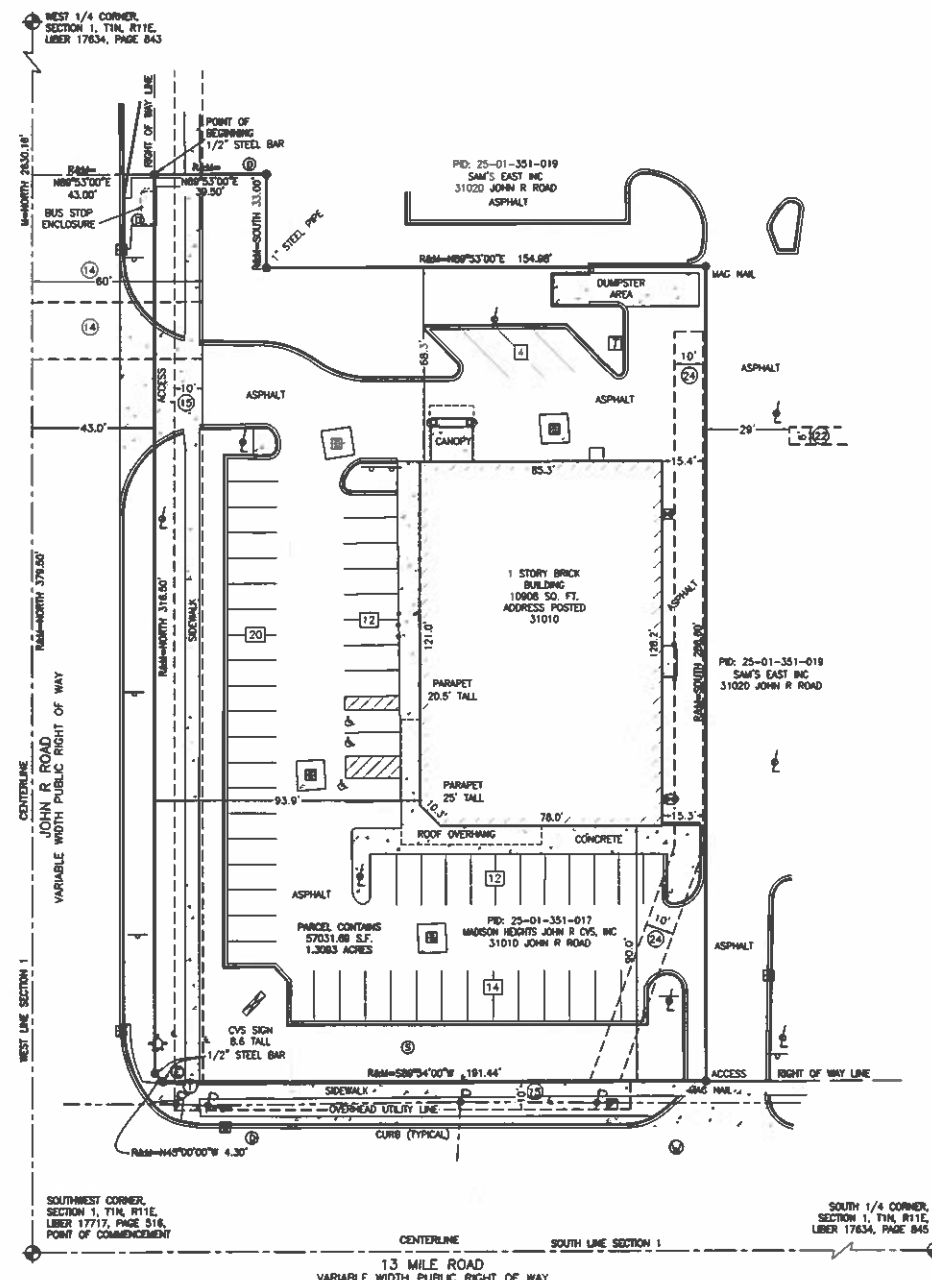
NONE APPARENT

## LEGEND OF SYMBOLS:

- |                       |                               |                       |
|-----------------------|-------------------------------|-----------------------|
| Power Pole            | Flag Pole                     | Storm Manhole         |
| Power Pole w/ Light   | Sign (As Noted)               | Storm Catchbasin      |
| Light Pole            | Well Head                     | Deciduous Tree        |
| Telephone Pole        | Satellite Dish                | Coniferous Tree       |
| Guy Wire              | Tower                         | Sanitary Manhole      |
| Transformer           | Water Valve                   | Sanitary Clean Out    |
| Electric Manhole      | Fire Hydrant                  | Gas Valve             |
| Telephone Manhole     | Water Manhole                 | Gas Manhole           |
| Telephone Pedestal    | Water Meter Pit               | Gas Meter             |
| Electric Meter        | Water Meter                   | Gas Marker            |
| Cable Box             | Indicates Handicapped Parking | Section Corner        |
| Air Conditioner Unit  |                               | Set 5/8" Bar & Cap    |
| Easement Identifier   |                               | Found Corner Monument |
| Distance not to scale |                               | Monitoring Well       |
|                       |                               | Parking Count         |

## ABBREVIATIONS:

R = RECORDED	TIN = TOWN 1 NORTH	AVE. = AVENUE
M = MEASURED	R11E = RANGE 11 EAST	BLVD. = BOULEVARD
C = CALCULATED	SQ. FT. = SQUARE FEET	CT. = COURT
N = NORTH	NE = NORTHEAST	RD. = ROAD
E = EAST	SE = SOUTHEAST	ST. = STREET
S = SOUTH	SW = SOUTHWEST	PID = PARCEL AND OWNER IDENTIFICATION
W = WEST	NW = NORTHWEST	



## SURVEYOR'S CERTIFICATE

To: (i) MADG NNN Acquisition Inc., a Texas corporation, its successors and assigns, (ii) Old Republic National Title Insurance Company, (iii) Wick Phillips Gould & Mearth LLP, and (iv) PNC Bank, National Association, a national banking association; MADG NNN CPHARR (MHI-MI) LP.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, and 20 of Table A thereof.

The field work was completed on: July 2, 2019

Date of Plat or Map: July 2, 2019



David J. VanDenBerghe  
PROFESSIONAL SURVEYOR  
No. 51489  
Registration No. 51489  
Within the State of Michigan

## RECORD LEGAL DESCRIPTION (from commitment)

The land referred to in this commitment is described as follows: City of Madison Heights, County of Oakland, State of Michigan

Part of the Southwest 1/4 Section 1, Town 1 North, Range 11 East, City of Madison Heights, Macomb County, Michigan, beginning at point distant North 379.50 feet and North 89 degrees 53 minutes 00 seconds East 43 feet from Southwest Section corner; thence North 89 degrees 53 minutes 00 seconds East 39.50 feet; thence South 33 feet; thence North 89 degrees 53 minutes 00 seconds East 154.98 feet; thence South 286.64 feet; thence South 89 degrees 54 minutes 00 seconds West 194.44 feet; thence North 45 degrees 00 minutes 00 seconds West 4.30 feet; thence North 316.50 feet to beginning.

PID: 25-01-351-017

## LAND AREA:

57031.69 S.F., 1.3093 ACRES

No.	REVISIONS	Date
1	REVISED BLD SQ. FT.	10/01/19
2	SURVEYOR'S CERTIFICATE	10/02/19

## COORDINATED BY:



## ALTA/NSPS LAND TITLE SURVEY

CVS - Madison Heights, Michigan  
31010 John R Road  
Madison Heights, Oakland County, Michigan



PREPARED BY:  
GEODETIC DESIGNS, INC.  
2300 N. GRAND RIVER AVE.  
LANSING, MI 48906  
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FAX: (517) 908-0009  
WWW.GEODETICDESIGNS.COM  
S110-2019