



CITY OF MADISON HEIGHTS  
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT  
**ZONING MAP AMENDMENT (REZONING) APPLICATION**

**I. APPLICANT INFORMATION**

Applicant Jim Tottingham  
Applicant Address 7 W square LK Rd  
City Bloomfield Hills State MI ZIP 48302  
Interest in Property (owner, tenant, option, etc.) Asset Mgmt  
Contact Person Jim Tottingham  
Telephone Number 2487220599 Email Address JT@soarvei.com  
call on text

**II. PROPERTY INFORMATION**

Property Address(es) ~~700~~ 1357 W. 17 Mile Rd  
Tax ID(s) 44-25-02-101-056 Zoning District \_\_\_\_\_  
[PROVIDE SURVEYS AND LEGAL DESCRIPTIONS OF ALL PROPERTIES ON SEPARATE SHEETS]  
Owner Name (if different than applicant) Deborah Mridha  
Mridha Interfaith Center  
Address 4705 Towne Centre Rd #201  
City Saginaw State MI Zip 48604  
Telephone Number 9897992770 Email Address mridead.com

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

Name \_\_\_\_\_ Company \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone Number \_\_\_\_\_ Email Address \_\_\_\_\_



REZONING APPLICATION

IV. NATURE OF REQUEST

Standard Rezoning       Rezoning with Conditions

Current Zoning Designation Res      Proposed Zoning Designation Gen Business

V. PROJECT DESCRIPTION AND SCOPE OF WORK

Brief description explaining need for proposed map amendment:

Proposed Daycare

Required Attachments:

- Plot Plan/Survey** specifying the boundaries of the site, with legal descriptions of all properties subject to the request.
- Review Standards Response Form** (Standard Rezoning or Rezoning with Conditions Form)
- For Rezoning with Conditions Only:** Rezoning with Conditions Agreement and, if proposed, Rezoning with Conditions Site Plan

VI. APPLICANT CERTIFICATION

I (we) the undersigned do hereby apply to the City of Madison Heights for review and approval of the above-described Map Amendment 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 Jim Tottingham Signature [Signature] Date 12/6/24

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 D. D. Dridha Signature [Signature] Date 12.6.2024  
Debasish Mridha

Notary for Property Owner:

Subscribed and sworn before me, this 6 day of DECEMBER, 2024

A Notary Public in and for SAGINAW County, Michigan.

Notary Name (Print): KATHRYN A. CHAUVETTE

Notary Signature: [Signature]

My Commission Expires: 1-11-2030

Notary Stamp

KATHRYN A. CHAUVETTE  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF SAGINAW  
MY COMMISSION EXPIRES Jan 11, 2030  
ACTING IN COUNTY OF SAGINAW

STAFF USE ONLY [DO NOT ACCEPT INCOMPLETE APPLICATIONS]

FILING FEE (\$1,500): \_\_\_\_\_ REZONING NO.: PRZN # \_\_\_\_\_  
DATE APPLICATION RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_



### STANDARD REZONING: RESPONSE FORM

**Section 15.07.3.B** of the Zoning Ordinance contains review standards/ criteria for standard map amendments. Please provide responses to the following review standards for consideration by staff, the Planning Commission, and City Council. (Provide additional sheets, if necessary).

- A. Describe how the site's physical, geological, hydrological and other environmental features are compatible with the uses permitted in the proposed zoning district.

Property is currently Master Planned for Gen, Business and is within the Guidelines of Madison Heights City Planning

- B. Describe how the uses permitted in the proposed zoning district are compatible with surrounding uses and zoning districts in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.

[Empty response box for item B]

- C. Describe how the proposed zoning district is compatible with the goals, policies and objectives of the Madison Heights Master Plan (including the Future Land Use Plan) and any sub-area or corridor plans. If conditions have changed since such plans were adopted, describe how the proposed rezoning is consistent with recent development trends.

[Empty response box for item C]

- D. Describe how the boundaries of the requested zoning district will be reasonable in relationship to surrounding districts and explain how construction on the site will be able to meet the dimensional regulations of the proposed district.

[Empty response box for item D]

REZONING APPLICATION

- E. Describe how the requested zoning district is considered to be more appropriate for the site than the existing zoning district.

Property is Master Planned for Gen. Business and is within the Guidelines of Madison Heights City Planning.

- F. If a rezoning is requested to allow for a specific use, explain why rezoning the land is considered to be a more appropriate mechanism than amending the list of permitted or special land uses in the current zoning district to allow the use.

--	--

- G. Describe how the requested rezoning will not create an isolated or incompatible zone in the neighborhood. Explain how the map amendment will not result in exclusionary zoning.

--	--

- H. Explain how the capacity of the street system will be able to safely and efficiently accommodate the expected traffic generated by the uses permitted in the requested zoning district.

--	--



# 1357 W 14 Mile Road



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

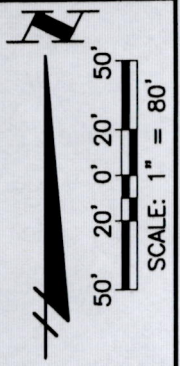
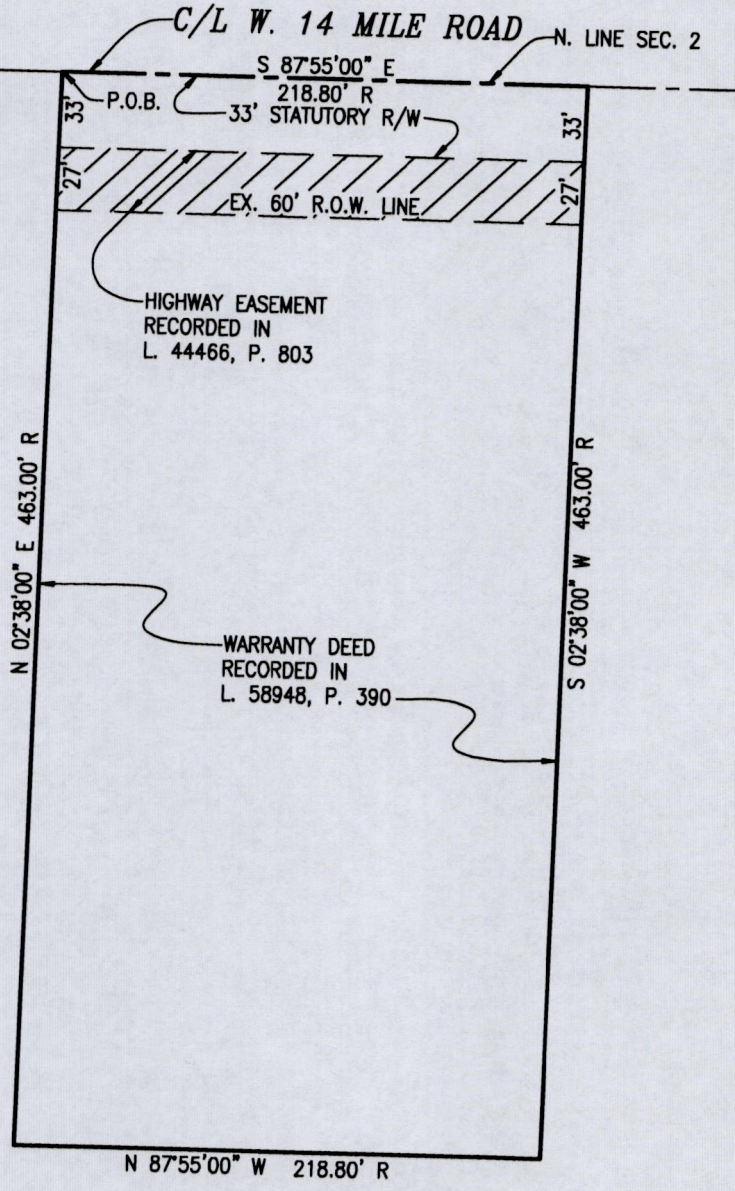
**OAKLAND**  
 COUNTY EXECUTIVE  
 Economic Development & Community Affairs  
**David Coulter**  
 Oakland County Executive

Date Created: 12/9/2024  
  
 NORTH  
 1 inch = 100 feet



NW COR.  
SEC. 2,  
T.1N.,  
R.11E.

752.80'



**LAND DESCRIPTION:**

PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 11 EAST, BEGINNING AT A POINT DISTANT SOUTH 87 DEGREES 55 MINUTES 00 SECONDS EAST 752.80 FEET FROM NORTHWEST SECTION CORNER; THENCE SOUTH 87 DEGREES 55 MINUTES 00 SECONDS EAST 218.80 FEET; THENCE SOUTH 02 DEGREES 38 MINUTES 00 SECONDS WEST 463.00 FEET; THENCE NORTH 87 DEGREES 55 MINUTES 00 SECONDS WEST 218.80 FEET; THENCE NORTH 02 DEGREES 38 MINUTES 00 SECONDS EAST 463.00 FEET TO BEGINNING.

SKETCH OF DESCRIPTIONS OF PARCEL NUMBER 25-02-101-056.

BEARINGS FOR THIS SURVEY ARE BASED ON THE WARRANTY DEED.

This survey is valuable and should be filed with the deed and abstract for this property.



REGISTERED LAND SURVEYORS  
655 Broadway  
P.O. Box 440  
Davisburg, Michigan 48350  
Phone: (248) 634-0700  
Email: GWS@TIR.COM

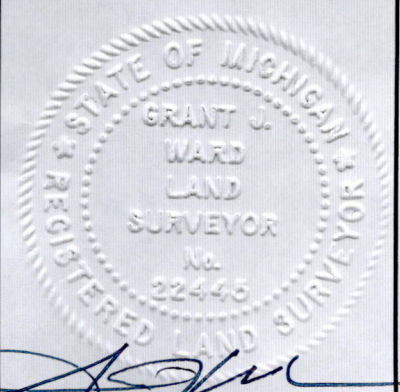
**SURVEYORS CERTIFICATE:**

I, Grant J. Ward, Registered Land Surveyor, hereby certify to MARK LYON, ATTY. ~ MRIDHA INTERFAITH CENTER; that on DECEMBER 4, 2024 I, surveyed and mapped the land herein described.

**LEGEND:**

- C - Calculated
- M - Measured
- R - Recorded
- S - Set
- FIP - Found Iron Pipe
- FIR - Found Iron Rod
- ◇ FM - Found Monument
- FPP - Found Pinch Pipe
- SIRC - Set Iron Rod and Cap No. 22445

Date: DECEMBER 7, 2024 Rev.: \_\_\_\_\_  
Job No.: 24-1202 Desc. File: 241202  
Dwg. File: 241202.dwg Data File: 241202P  
Field Book: \* Sheet: 1 of 1

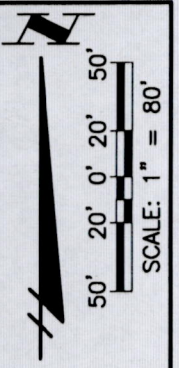
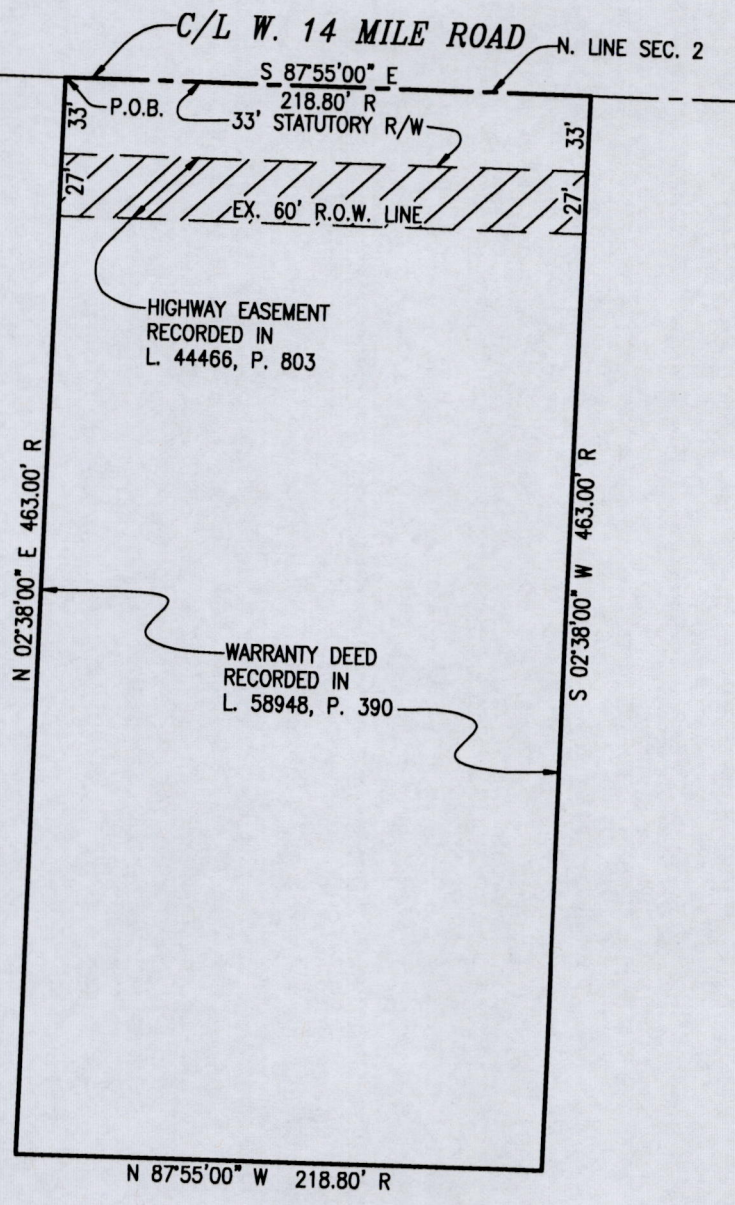


Grant J. Ward, R.L.S.  
License No. 22445



NW COR.  
SEC. 2,  
T.1N.,  
R.11E.

752.80'



LAND DESCRIPTION:

PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 11 EAST, BEGINNING AT A POINT DISTANT SOUTH 87 DEGREES 55 MINUTES 00 SECONDS EAST 752.80 FEET FROM NORTHWEST SECTION CORNER; THENCE SOUTH 87 DEGREES 55 MINUTES 00 SECONDS EAST 218.80 FEET; THENCE SOUTH 02 DEGREES 38 MINUTES 00 SECONDS WEST 463.00 FEET; THENCE NORTH 87 DEGREES 55 MINUTES 00 SECONDS WEST 218.80 FEET; THENCE NORTH 02 DEGREES 38 MINUTES 00 SECONDS EAST 463.00 FEET TO BEGINNING.

SKETCH OF DESCRIPTIONS OF PARCEL NUMBER 25-02-101-056.

BEARINGS FOR THIS SURVEY ARE BASED ON THE WARRANTY DEED.

This survey is valuable and should be filed with the deed and abstract for this property.



REGISTERED LAND SURVEYORS  
655 Broadway  
P.O. Box 440  
Davisburg, Michigan 48350  
Phone: (248) 634-0700  
Email: GWS@TIR.COM

**SURVEYORS CERTIFICATE:**

I, Grant J. Ward, Registered Land Surveyor, hereby certify to MARK LYON, ATTY. ~ MRIDHA INTERFAITH CENTER; that on DECEMBER 4, 2024 I, surveyed and mapped the land herein described.

**LEGEND:**

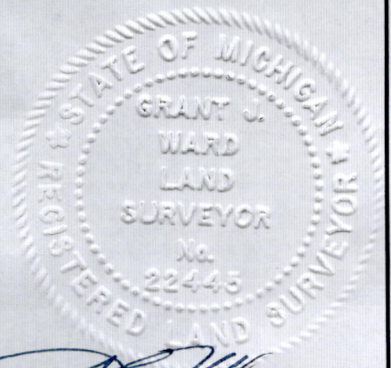
- C - Calculated
- M - Measured
- R - Recorded
- S - Set
- FIP - Found Iron Pipe
- FIR - Found Iron Rod
- ◇ FM - Found Monument
- FPP - Found Pinch Pipe
- SIRC - Set Iron Rod and Cap No. 22445

Date: DECEMBER 7, 2024 Rev.: \_\_\_\_\_

Job No.: 24-1202 Desc. File: 241202

Dwg. File: 241202.dwg Data File: 241202P

Field Book: \* Sheet: 1 of 1



Grant J. Ward, R.L.S.  
License No. 22445