



MEMORANDUM

Date: January 31st, 2025
To: City of Madison Heights City Council
Meeting Date: February 10th, 2025
From: Matt Lonnerstater, AICP – City Planner
Subject: Rezoning Request PRZN 24-02 (Ord. 2202) – 1357 W. 14 Mile Road – R-2 to B-2.

Introduction

The applicant, Jim Tottingham, on behalf of the property owner, Debasish Mridha, requests to rezone one (1) parcel of land located at 1357 W. 14 Mile Road (TM# 44-25-02-101-056) from R-2, One-Family Residential district, to B-2, Community Business district. The subject parcel is approximately 2.3 acres in size and is improved with a 14,200 square foot building, previously occupied by a church, and an associated parking lot and accessory structure. The property is located on the south side of W. 14 Mile Road between Campbell Road and Stephenson Highway.

Note: The applicant originally applied to rezone the property to B-3, Regional Business district, and the public notice reflects the original application. However, upon further discussion with staff, the applicant has requested an alternative rezoning to the B-2, Community Business district in lieu of the B-3 district.

Planning Commission Action and Findings

At their January 21st, 2025 meeting, the Planning Commission approved the following motion pertaining to the proposed rezoning:

Motion by Vice Chairperson Graettinger, seconded by Commissioner Oglesby, to recommend that City Council approve rezoning PRZN 24-02 of 1357 W. 14 Mile Road (parcel # 44-25-02-101-056) from R-2, One-Family Residential, to B-2, Community Business district, as supported by staff and as requested by the applicant in lieu of the original rezoning request to the B-3, Regional Business district. This recommendation of approval is made after the required public hearing, based upon the following findings:

(1) A rezoning to B-2 satisfies the map amendment review standards contained in Section 15.07 of the Zoning Ordinance. In particular, the Planning Commission finds that, in lieu of the originally-requested B-3 district, a rezoning to B-2 more satisfactorily addresses the following standards:

- Compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.*
- Compatibility of all the potential uses allowed in the proposed B-2 district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.*

- *Consistency with the goals, policies, and objectives of the Master Plan (including the Future Land Use Plan).*
- *The boundaries of the B-2 district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.*
- *The requested B-2 district is considered to be more appropriate from the city's perspective than the existing R-2 district and the B-3 district.*
- *Rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.*
- *The requested rezoning will not create an isolated or incompatible zone in the neighborhood.*
- *The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*
- *The amendment will not be expected to result in exclusionary zoning.*

Ayes: Kalnasy, Bliss, Oglesby, Grafstein, Graettinger, Champagne

Nays:

Absent: Marsh, Sylvester

Motion carries

Background

The applicant requests a rezoning to B-2, Community Business district, to allow the existing building to be converted into a child day care center. Per the newly adopted Madison Heights Zoning Ordinance, child day care centers are permitted by-right within the requested B-2 zoning district. Although child day care centers could be permitted through the Special Land Use process under the current R-2 zoning district, a rezoning to B-2 would enable an administrative review and approval process for the proposed use and permit a range of commercial uses on the property if the child day care center were to cease operations.

If the rezoning to B-2 is approved, the applicant will need to submit a site plan to the Community and Economic Development Department for the proposed child day care center for administrative review and approval. Additional Planning Commission and City Council review would not be needed for the proposed use.

Street View of Property (Looking West)



Subject Parcel – Aerial View



Map Amendment (Rezoning) Review Standards

Section 15.07 of the new Zoning Ordinance contains standards that the Planning Commission and City Council shall consider when reviewing and acting upon a rezoning request:

- (1) Compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.*
- (2) Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.*
- (3) Consistency with the goals, policies, and objectives of the Master Plan (including the Future Land Use Plan), and any sub-area or corridor plans. If conditions have changed since such plans were adopted, consistency with recent development trends in the area shall be considered.*
- (4) The boundaries of the requested zoning district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.*

- (5) *The requested zoning district is considered to be more appropriate from the city's perspective than another zoning district.*
- (6) *If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.*
- (7) *The requested rezoning will not create an isolated or incompatible zone in the neighborhood.*
- (8) *The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*
- (9) *That the amendment will not be expected to result in exclusionary zoning.*

These standards are touched upon throughout this memo.

Zoning and Land Use Considerations

Per the Zoning Ordinance, the intent of the existing R-2, One-Family Residential district is to, *“provide for one-family dwelling sites and residentially-related uses in keeping with the Master Plan of residential development in the City of Madison Heights.”*

The intent of the requested B-2, Community Business district is to, *“cater the needs of a larger consumer population than is served by the Neighborhood Business District and may be characterized by an integrated cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic. The B-2 district is intended along, and at the intersections of, major arterial streets.”*

The intent of the originally-requested B-3, Regional Business district is, *“to provide sites for large-scale commercial establishments that provide goods and services to local residents as well as residents of other surrounding communities. The B-3 District is generally grouped around major interstate highway interchanges, generating a considerable volume of vehicular traffic.”*

While the applicant intends to repurpose the existing building into a child day care center, the Planning Commission should consider all of the potential uses that could be developed on this site if it were to be rezoned to B-2. City Council should also consider the list of R-2 residential uses currently allowed on-site which would no longer be permitted in an B-2 district, as well as the uses permitted in the B-3 district requested in the original application. Some of these more intense uses and significant use departures are highlighted in the table below:

USE	R-2	B-2	B-3
CURRENT USE: Church (Religious Institution)	S	P	P
PROPOSED USE: Child Day Care Center	S	P	P
Residential Uses			
One-Family Dwelling	P		
Residential/Commercial Mixed-Use		P	P
Commercial Uses			
Auto Repair and Service		S	P
Auto Sales		S	S
Auto Wash			S
Banquet Halls		P	P
Commercial Kennels and Boarding Facilities		S	S

P = Permitted by Right S = Special Approval Required Blank = Not Permitted

USE	R-2	B-2	B-3
Drive-Through Facilities		P	P
General Retail		P	P
Hotels and Lodging		S	P
Indoor Recreation Business		P	P
Personal Service Establishments		P	P
Restaurants/Bars		P	P
Self-Storage Facility			S
Veterinary Clinic or Animal Grooming		P	P
Industrial Uses			
Contractor's Office		P	P
Industrial Tool and Equipment Sales, Rental, Service, Storage and Distribution		P	P

P = Permitted by Right S = Special Approval Required Blank = Not Permitted

The full Permitted Use Table is attached to this memorandum.

A rezoning to the B-2 district would permit a child day care center by right, similar to the B-3 district. However, the B-3 district permits a wider range of auto-oriented uses than the B-2 district. For example, auto washes are permitted in the B-3 district as a Special Land Use, but prohibited in the B-2 district. Additionally, auto repair and service uses are permitted by-right in the B-3 district but require Special Land Use approval in B-2.

Existing Land Use and Zoning

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

Existing Land Uses and Zoning

	Existing Land Use	Existing Zoning
Site	Vacant (church)	R-2, One Family Residential
North (across 14 Mile)	Office	O-1, Office (City of Troy)
South	Hotel	B-3, Regional Business
East	Drive-Through Restaurant	B-3, Regional Business
West	Strip Retail	B-1, Neighborhood Business

Adjacent land uses on 14 Mile Road consist primarily of general retail and auto-oriented retail. The subject parcel is sandwiched between the Campbell Corners strip mall, a hotel, and a stretch of auto-oriented uses including drive-through restaurants, a car wash, and a gas station. The land uses along the north side of 14 Mile Road (in Troy) consist of office and single-family residential.

Future Land Use and Master Plan

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

Future Land Use

	Future Land Use
Site	Commercial
North (across 14 Mile)	21 st Century Industrial (City of Troy)
South	Commercial
East	Commercial
West	Commercial

The future land use designation of the subject site is *Commercial*. Per the Master Plan, the Commercial designation is a general designation that covers a broad range of goods and services. The Master Plan does not necessarily break down the commercial future land use category into more detailed sub-categories based on anticipated commercial intensity.

The stretch of 14 Mile Road from Campbell to John R is fully designated as Commercial in the Master Plan. The City of Troy designates the north side of 14 Mile Road as “21st Century Industrial” and Single-Family Residential.

Pertinent Goals & Objectives from the Master Plan include:

Community Character:

- Enhance the city’s commercial corridors to support walkability and improve community identity.
- Promote the city’s positive identity in the region.
- Protect established neighborhoods and business districts from the potentially negative impacts of development, including noise, traffic, waste, odor, and other nuisances through effective and thoughtful site and building design.

Commercial & Industrial Development:

- Encourage entrepreneurship and growth for diverse businesses of all sizes to promote a balanced local economy.
- Provide incentives and flexible zoning mechanisms for commercial and industrial property owners and tenants to upgrade existing commercial and industrial sites.
- Promote the mix of commercial, office, and industrial uses in a way that fosters collaboration and business growth, while creating a desirable environment for the local workforce.

Transportation

Per the 2021 Master Plan, this stretch of 14 Mile Road is designated as a principal arterial road which typically handles long-distance through-traffic for important traffic generators. Per SEMCOG, this stretch of 14 Mile Road accommodates approximately 23,000 vehicles per day, a fairly significant number of trips likely resulting due to proximity to the I-75 interchange.

Staff Discussion and Policy Analysis

The subject property is located mid-block along a busy section of 14 Mile Road. Traveling along 14 Mile Road from the west (Clawson/Royal Oak), the land uses transition from single-family residential to auto-oriented commercial near the I-75 interchange. The Campbell Corners strip mall to the west of the subject site is zoned B-1, Neighborhood Business, while properties to the south and east are zoned B-3, Regional Business.

Staff believes that the existing single-family zoning district is not appropriate for this site; a commercial designation would be better suited due to adjacent land uses and the intensity of vehicular traffic along 14 Mile Road. While the applicant had originally applied to rezone the property to B-3, staff believes that an alternative rezoning to the B-2, Community Business district may be more appropriate for the site. The B-2 district can serve as transition between the B-3 and B-1 districts along 14 Mile Road, allowing for a more natural transition to the residential uses to the west. The B-2 district allows child day care centers and a general mix of retail and professional service uses by-right, but does not permit, or at minimum restricts, the more intense auto-oriented uses permitted within the B-3 district, such as auto washes and auto repair. The applicant has provided a written email confirming their support of an alternate rezoning to the B-2 zoning district in lieu of B-3.

If the rezoning request is approved, any major redevelopment on the subject parcel would be subject to site plan approval through the administrative Technical Review Committee (TRC) and, if applicable, Special Land Use approval through the Planning Commission and City Council.

Next Step

Based on the recommendation of approval from the Planning Commission and their pertinent findings, staff recommends that City Council adopt Ordinance #2202 (PRZN 24-02) upon first reading and schedule the second and final reading for the February 24th, 2025 City Council Meeting. An additional public hearing is not required.

Attachments

- *Draft Planning Commission Minutes – January 21st, 2025 Meeting*
- *Rezoning Application PRZN 24-02*
- *Compiled Maps*
- *Public Hearing Notice*
- *Section 15.07 – Zoning Ordinance Amendments (Map and Text)*
- *Section 3.06 – Permitted Use Table*
- *Section 3.08 – R-2 One-Family Residential District*
- *Section 3.15 – B-2 Community Business District*
- *Section 3.16 – B-3 Regional Business District*