



MEMORANDUM

Date: September 16th, 2026
To: City of Madison Heights Planning Commission
Meeting Date: September 22nd, 2026
From: Matt Lonnerstater, AICP – City Planner
Subject: Rezoning Request PRZN 26-02– City-Initiated Rezonings of 27431 Hales Street [R-3 to N-P]

Introduction

The City of Madison Heights is initiating a rezoning of one (1) parcel of land at 27431 Hales Street (TM# 44-25-13-401-021) from R-3, One-Family Residential, to N-P, Natural Preservation and Recreation. The property is 1.74 acres in size and is surrounded by Rosie's Park, which is owned by the City.

The subject property is owned by the Federal Aviation Administration (FAA) of the U.S. government who operated and maintained a small structure/facility on the parcel; this structure has since been demolished. The city is in discussions with the FAA to purchase the property and formally combine it with the adjacent Rosie's Park property. To avoid split-zoning, the City is initiating a rezoning to the N-P, Natural Preservation and Recreation district which is consistent with the remainder of the city-owned Rosie's Park property.

Background

The U.S. Federal Aviation Administration (FAA) owns the subject parcel and operated/maintained a small structure and fenced compound on the parcel. Based on aerial photographs, the structure was demolished sometime between 2020 and 2023, but the fence is currently still standing. With the exception of the area interior to the fence, the remainder of the property acts as an extension of Rosie's Park. As the property is no longer used by the FAA, the City is interested in purchasing the property and formally consolidating it into Rosie's Park. The subject property is currently zoned R-3, One-Family Residential, while Rosie's Park is zoned N-P, Natural Preservation and Recreation. To avoid split zoning and to facilitate the purchase of the property, the City is requesting a rezoning to N-P.

Subject Parcel with Remnants of FAA Compound



Map Amendment (Rezoning) Review Standards

Section 15.07 of the Madison Heights 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.*

Zoning and Land Use Considerations

Per the Zoning Ordinance, the intent of the existing **R-3, 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 proposed **N-P, Natural Preservation and Recreation District** is to:

- *Protect and sustain those lands and water bodies most suitable for public recreational purposes and the preservation of natural features.*
- *Provide for the protection, preservation, proper maintenance and use of trees, woodlands and other natural lands located in the City of Madison Heights in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat.*
- *Protect the woodlands (including trees and other form of vegetation) of this city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness, character, or geological, ecological, or historical significances.*
- *Provide for the paramount public concern for those natural resources in the interest of health, safety, and general welfare of the residents of the city.*

While the city intends to purchase the property, combine it with Rosie’s Park, and maintain it for park purposes, the Planning Commission should consider all of the potential uses that could be developed on this site if it were to be rezoned to N-P. The Planning Commission should also consider the list of R-3 residential uses currently allowed on-site which would no longer be permitted in an N-P district. Some of these more intense uses and significant use departures are highlighted in the table below:

USE	R-3	N-P
CURRENT USE: De-commissioned FAA compound (Essential Public Utility Services)	P	P
PROPOSED USE: Public Park	P	P
Residential Uses		
One-Family Dwelling	P	S
Child Family Day Care Homes	P	P
Child Group Day Care Homes	S	S
Foster Care Family Homes	P	P
Foster Care Group Homes	S	S
Public & Quasi-Public Uses		
Public Library, Museum, Art Center, Community Center	P	S
Government Office Building, Courthouse, Public Police and Fire Services	P	P
Religious Institutions, Private Clubs and Lodges	S	
K-12 Schools, Public or Private	S	
Public Parks	P	P
Essential Public Utility Services	P	P

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

The full Permitted Use Table is attached to this memorandum. While the list of permitted uses in both districts is limited, it is important to note that one-family dwellings require Special Land Use approval in the N-P district, whereas they are permitted by right in the R-3 district.

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	Park/Decommissioned FAA Facility	R-3, One Family Residential
North	Rosie’s Park	N-P, Natural Preservation and Recreation
South	Rosie’s Park	N-P, Natural Preservation and Recreation
East (across Hales)	Single-Family Residential	R-3, One Family Residential
West	Rosie’s Park	N-P, Natural Preservation and Recreation

The property is surrounded by Rosie’s Park, zoned N-P. The properties across Hales Street are zoned R-3 and improved with single-family detached homes.

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	Recreation
North	Recreation
South	Recreation
East	Single-Family Residential
West	Recreation

The future land use designation of the subject site is *Recreation*. Per the Master Plan, the Recreation designation is intended to continue the established system of neighborhood parks, community parks and playfields, and the recreation corridor associated with the Red Run Drain. These areas are envisioned to continue as recreation areas and are maintained and improved as noted in the city’s Recreation Plan.

Pertinent Goals & Objectives from the Master Plan include:

Public Services & Facilities

- Expand the range of recreational opportunities and facilities in Madison Heights in accordance with residents’ needs and abilities.
- Replace aging infrastructure, as necessary, with technologically advanced, state of the art infrastructure and materials.

Staff Discussion and Policy Analysis

In practice, the subject parcel currently acts as a part of Rosie’s Park despite its separate ownership. Staff is in support of this city-initiated rezoning to help facilitate the transfer of property ownership to the City, combine the property with Rosie’s Park, and ensure a consistent zoning designation. Further, the rezoning is fully compatible with the property’s recreational future land use designation.

Next Step

After the public hearing and discussion, the Planning Commission may make a recommendation on the proposed rezoning to City Council. **Any motion which includes a recommendation to City Council shall include concise findings of facts.**

A template motion is provided on the following page.

Template Motion | Findings and Recommendations to City Council

A template motions for recommendations of approval, including findings of fact, is provided below.

APPROVAL

I move to recommend that City Council approve the rezoning of 27431 Hales Street, parcel # 44-25-13-401-021, from R-3, One-Family Residential, to N-P, Natural Preservation and Recreation, after the required public hearing, based upon the following findings:

Rezoning to N-P satisfies the map amendment review standards contained in Section 15.07 of the Zoning Ordinance. In particular, the Planning Commission finds that a rezoning to N-P satisfies the following standards:

- a. The site is compatible with the physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.*
- b. The uses allowed in the proposed N-P district are compatible 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.*
- c. The proposed zoning district is compatible with the goals, policies, and objectives of the Master Plan (including the Future Land Use Plan) and the “Recreation” future land use category.*
- d. The boundaries of the N-P 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.*
- e. The proposed district is considered to be more appropriate from the city’s perspective than the existing R-3 district.*
- f. 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.*

Attachments

- Compiled Maps
- Section 3.06 – Permitted Use Table
- Section 3.19 – Natural Preservation and Recreation District – Schedule of Regulations
- Section 15.07 – Zoning Ordinance Amendments (Map and Text)
- Public Hearing Notice