



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

I. APPLICANT INFORMATION

Applicant Ahmad Nassar / Detroit 75 Kitchen
Applicant Address 4800 West Fort Street
City Detroit State MI ZIP 48209
Interest in Property (owner, tenant, option, etc.) Next Owner
Contact Person Ahmad Nassar
Telephone Number 313-587-1862 Email Address ahmad@detroit75.com

II. PROPERTY INFORMATION

Property Address(es) 32275 Stephenson Hwy
Tax ID(s) 25-02-101-036 Zoning District M-1 Light Industrial District
[PROVIDE SURVEYS AND LEGAL DESCRIPTIONS OF ALL PROPERTIES ON SEPARATE SHEETS]
Owner Name (if different than applicant) Raghunath Singh
Address 5249 Orchard Ridge Dr
City Rochester State MI Zip 48306
Telephone Number (248) 925-7261 Email Address singh.rs05@gmail.com

III. CONSULTANT INFORMATION (IF APPLICABLE)

Name _____ Company _____
Address _____
City _____ State _____ Zip _____
Telephone Number _____ Email Address _____

IV. NATURE OF REQUEST

- Standard Rezoning
- Rezoning with Conditions

Current Zoning Designation M1 - Light Industrial Proposed Zoning Designation MUI-2 Mixed Use Innovation

V. PROJECT DESCRIPTION AND SCOPE OF WORK

Brief description explaining need for proposed map amendment:

Please see attached document for response.

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 Ahmad Nassar Signature _____ Date 10/17/204

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 Notarized Letter of Authorization Attached Signature _____ Date _____

Notary for Property Owner:

Subscribed and sworn before me, this ___ day of _____, 20__.

Notary Stamp

A Notary Public in and for _____ County, Michigan.

Notary Name (Print): _____

Notary Signature: _____

My Commission Expires: _____

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.

Please see attached document for responses.

- 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.

Please see attached document for responses.

- 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.

Please see attached document for responses.

- 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.

Please see attached document for responses.

REZONING APPLICATION

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

Please see attached document for responses.

- 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.

Please see attached document for responses.

- 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.

Please see attached document for responses.

- 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.

Please see attached document for responses.

Notarized Letter of Authorization

To: The City of Madison Heights
Community & Economic Development Department

Subject: Authorization for Zoning Amendment Application Submission

I, **Raghunath Singh**, the current legal owner of the property located at **32275 Stephenson Highway, Madison Heights, Oakland County, MI**, hereby grant **Ahmad Nassar** the authority to submit The City of Madison Heights Zoning Amendment Application on my behalf.

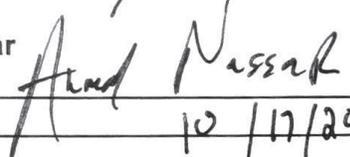
Ahmad Nassar, along with an entity to be formed, is in the process of purchasing the above-listed property and is authorized to submit this application for review by the city.

Signatures:

Raghunath Singh

Signature: 
Date: 10/17/2024

Ahmad Nassar

Signature: 
Date: 10/17/2024

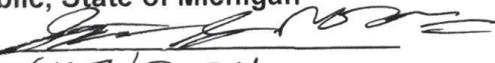
Notary Acknowledgment:

State of Michigan
County of Oakland

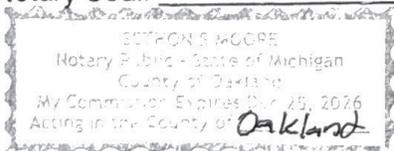
On this 17th day of Oct, 2024 ^{S.S.M}, before me personally appeared Raghunath Singh, known to me (or satisfactorily proven) to be the person whose name is subscribed to the above instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public, State of Michigan

Signature: 
Date: 10/17/2024
My Commission Expires: 12/26/2026

Notary Seal: _____



TOPOGRAPHICAL SURVEY

LEGEND

- STREET LIGHT
- POWER POLE
- LIGHT POLE
- HYDRANT
- CLEANOUT
- WATER VALVE
- UTILITY MAIN HOLD
- CATCH BASIN
- PROPERTY CORNER
- PA - PROPERTY LINE
- SETBACK LINE
- FENCE LINE
- WATER LINE
- STORM LINE
- SANITARY LINE
- GAS LINE
- PROPERTY CORNER
- FOUNDATION
- SET IRON
- OVERHEAD WIRE
- F.M. FOUNDATION
- RECORD DATA
- MEASURED DATA
- CALCULATED DATA
- CENTERLINE
- TOP OF CURB
- BOTTOM OF CURB
- FINISHED FLOOR

ZONING AND SETBACK INFORMATION
 Zoning and Setback information was obtained from the Municipal Official, it is the clients responsibility to insure that this information is correct.

This Property is Zoned as:
 (M-1) Light Industrial

Minimum Lot Size Per Dwelling Unit: -----

Maximum Height of Principal Structure: -----

Minimum Yard Setbacks

Front Yard: 40 feet (see foot note h)

Side Yard Least One: 50 feet (see foot note e, l, j)

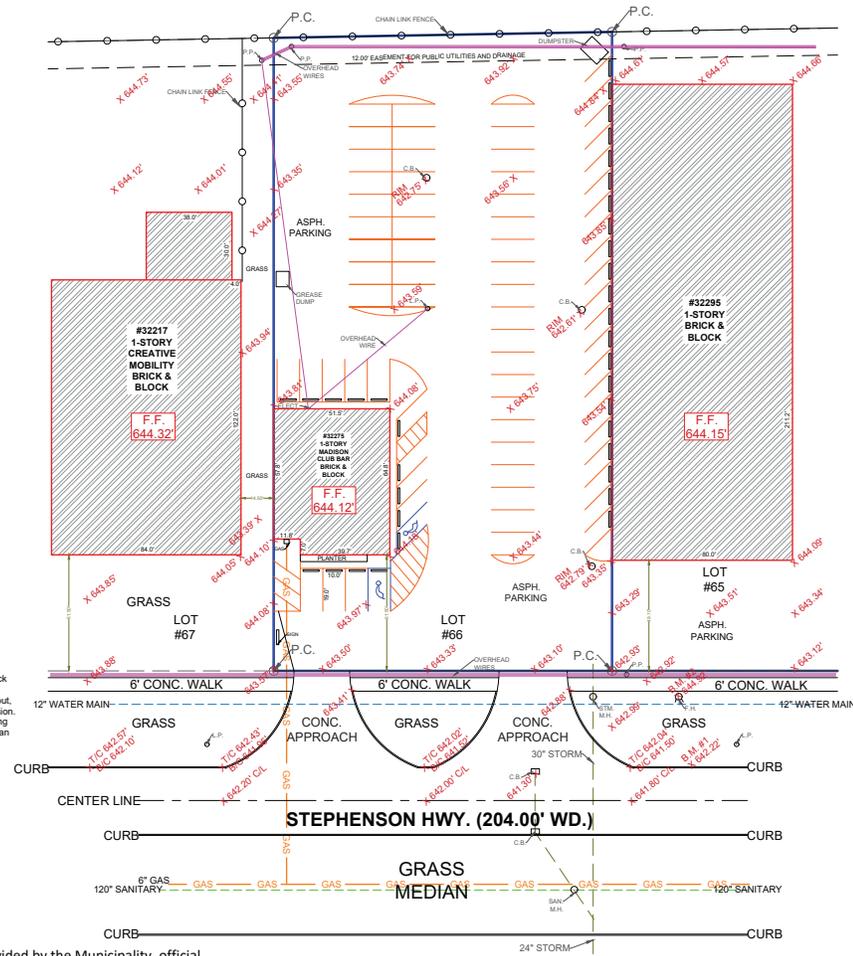
Total two: 20 feet (see foot note i and l)

Rear Yard: (see foot note j and l)

Minimum Floor Area: -----

Maximum Percentage Of Lot Coverage: -----

- Foot Notes:**
- (h) Planned development involving five acres or more under One ownership shall be subject to the approval of the Zoning board of appeals, after public hearing, regarding Modifications with respect to height regulations.
 - (i) Parking shall be prohibited within the required front yard setback. Parking shall be permitted in the front yard. In areas in excess of the required setback, after approval of the parking plan layout. Points of access and means of screening by the plan commission. The setback shall be measured from the nearest side of existing or proposed right-of-way lines as outlined in the city master plan Right-of-way plan.
 - (j) No building shall be closer than 50 feet to the outer perimeter (property line) of such district when said property line abuts a residential district.



SCALE: 1"=30'

LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION (32275 Stephenson Hwy)

Lot 66 of MALLYS INDUSTRIAL SUBDIVISION No 2, City of Madison Heights, Oakland County, Michigan, As recorded in Liber 110, Pages 36, 37, and 38 of Plats, Oakland County Records. Parcel I.D. 25-02-101-036.



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE REQUIREMENTS OF PUBLIC ACT 152, HAVE BEEN COMPLIED WITH.

William J. Coulter
 WILLIAM J. COULTER R.L.S. # 14760

CHECKED BY: SK	32275 Stephenson LLC	LAND S.E.A. SURVEY 23236 ROSEWOOD ST OAK PARK, MICHIGAN 48237 (506) 459-8990 (248) 981-7728 sea0730@yahoo.com
DATE: 6/12/2024		<p>EXISTING TOPOGRAPHICAL SURVEY</p> <p>32275 Stephenson Highway Madison Heights, Oakland County Michigan</p> <p>Job No 2024 0024</p>
REVISED		

Note: Underground utility information was Provided by the Municipality, official.

No Guarantee can be made to the completeness of exactness of those records.

The contractor must verify the location of all leads and mains before construction.

FLOOD DATA: THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD HAZARD MAPS, MAP 2620C0303 WHICH HAS AN EFFECTIVE DATE OF 09/29/2006 AND THAT THIS PROPERTY IS NOT LOCATED IN A DANGER FLOOD HAZARD AREA.

STANDARD REZONING: RESPONSE FORM

**City of Madison Heights
Community & Economic Development Department**

Brief description explaining need for proposed map amendment.

The proposed map amendment seeks to rezone the property from M-1 (Light Industrial) to MU2 (Mixed Use Innovation District 2) to support a \$1.3 million investment in Madison Heights. This change will allow a food truck to operate during property renovations for a full-service restaurant, aligning with the city's goals for vibrant, mixed-use areas. The rezoning enables both short-term and long-term business plans, fostering economic growth and enhancing community value.

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

The property is well-suited for rezoning to MU2 (Mixed Use Innovation District 2) based on its physical, geological, and environmental characteristics:

- **Physical Features:** Existing infrastructure supports both short-term food truck use and long-term restaurant development.
- **Geological and Hydrological Features:** No significant concerns or risks that would impact development. Proper stormwater drainage systems are in place.
- **Environmental Compatibility:** No constraints hindering development. Aligns with Madison Heights' sustainability goals through efficient land use and walkability promotion.

These features ensure the site is fully compatible with MU2 zoning and the city's goals for creating dynamic, mixed-use spaces.

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.

The proposed rezoning from M-1 (Light Industrial) to MU2 (Mixed Use Innovation District 2) is highly compatible with surrounding uses and zoning districts:

- **Land Suitability and Use:** MU2 zoning aligns with nearby industrial and business areas. The restaurant and food truck operations support local businesses without disrupting the industrial character.

- Density and Traffic: Moderate density maintains balance with the existing layout. Traffic increase will be minimal, primarily serving nearby workers and utilizing existing infrastructure.
- Environmental Impact: Minimal impact due to existing infrastructure. MU2 zoning promotes sustainable practices and efficient land use.
- Aesthetics and Infrastructure: MU2 design standards will enhance the property's visual appeal. Existing utilities support both short-term and long-term uses.
- Property Values: The rezoning and new restaurants will likely positively influence area property values, attracting visitors and encouraging further development.

This rezoning aligns with Madison Heights' goals for creating dynamic, attractive, and economically viable mixed-use spaces.

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.

The proposed rezoning from M-1 (Light Industrial) to MU2 (Mixed Use Innovation District 2) aligns with the Madison Heights Master Plan:

1. Master Plan Goals: Supports creating vibrant, mixed-use environments that foster economic development and community engagement. The project integrates commercial uses (restaurant and food truck) with community spaces, promoting the "third place" concept and adaptive reuse of existing buildings.
2. Future Land Use Plan: Contributes to the vision of mixed-use developments in key areas, allowing flexible land use that blends commercial and light industrial uses. The property's location is ideal for transitioning to mixed-use, improving the area's character.
3. Sub-Area and Corridor Plans: Enhances pedestrian connectivity and economic diversity, particularly along commercial corridors. Supports streetscape improvements and business growth.
4. Adaptation to Changing Conditions: Reflects the shift towards mixed-use innovation and flexible business models, aligning with the Economic Development Plan's focus on innovative business uses and local enterprise retention.

This rezoning will capitalize on recent development trends towards mixed-use spaces, ensuring the property contributes to Madison Heights' strategy for modern, sustainable development and catalyzing further investments in the area.

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.

The proposed rezoning from M-1 (Light Industrial) to MU2 (Mixed Use Innovation District 2) is reasonable and appropriate for the following reasons:

1. **Surrounding Context:** The area already contains several MU2-zoned properties, making this rezoning a natural extension of the existing pattern.
2. **Consistency with Vision:** The change supports the area's evolution towards a vibrant, mixed-use corridor, enhancing its appeal for workers and residents.
3. **Dimensional Compliance:** The property has ample space to meet MU2 zoning requirements for setbacks, lot coverage, building height, and parking. The existing layout can accommodate both the short-term food truck operation and long-term restaurant use while complying with MU2 design standards.

This rezoning would ensure harmony with surrounding districts and support Madison Heights' vision for well-planned, sustainable growth.

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

The requested rezoning from M-1 (Light Industrial) to MU2 (Mixed Use Innovation District 2) is more appropriate for the site for the following reasons:

- **Alignment with Intended Use:** MU2 zoning is designed for mixed-use purposes, better fitting both the restaurant and food truck operations. Unlike M-1, it permits temporary food truck operation, critical for business continuity during renovations.
- **Compatibility with Surroundings:** The property is located in an area where MU2 is already present, creating a more cohesive fit with nearby developments and supporting the area's transition toward mixed-use innovation.
- **Flexibility and Economic Potential:** MU2 provides more flexibility for future development and adaptations, allowing for diverse and innovative uses. This aligns with the city's goals of business growth and community engagement, enhancing the property's economic potential beyond what M-1 zoning allows.

Overall, MU2 zoning better supports the property's intended use, fits the surrounding context, and aligns with Madison Heights' vision for sustainable, community-centered development.

If 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.

Rezoning from M-1 (Light Industrial) to MU2 (Mixed Use Innovation District 2) is more appropriate than amending M-1 permitted uses for the following reasons:

1. **Comprehensive Alignment:** MU2 zoning supports the broader goal of creating a dynamic, mixed-use space, aligning with Madison Heights' Master Plan. Amending M-1 would only address the food truck issue without supporting the overall vision.
2. **Flexibility for Future Growth:** MU2 allows for a wider range of uses and future expansion possibilities, whereas amending M-1 would provide only a limited, short-term solution.
3. **Consistency with Surroundings:** Rezoning to MU2 ensures harmony with nearby mixed-use properties, contributing to a unified district vision.
4. **Targeted Solution:** Rezoning this specific property avoids broader changes to M-1 zoning that could affect other industrial areas undesirably.

In summary, rezoning to MU2 better supports the city's long-term vision, allows for growth and flexibility, and maintains consistency with surrounding developments.

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

The requested rezoning from M-1 (Light Industrial) to MU2 (Mixed Use Innovation District 2) will not create an isolated or incompatible zone for the following reasons:

1. **Compatibility with Surrounding Zones:** The area already includes MU2-zoned properties, making this rezoning a natural extension of the existing pattern. The property will integrate seamlessly into the broader mixed-use district, aligning with the city's Master Plan for mixed-use development.
2. **Inclusive Zoning:** MU2 zoning allows for a broader range of uses, supporting the city's goal of fostering diverse, multi-functional spaces. This rezoning enhances access to amenities for local workers and residents, creating a more inclusive environment that aligns with the city's objectives of business retention, community engagement, and economic diversity.
3. **Harmonious Coexistence:** The MU2 district allows for light industrial uses alongside commercial and retail, ensuring compatibility with nearby industrial properties and maintaining the area's character.
4. **Community-Oriented Development:** The rezoning will create a community-focused business, offering spaces for workers and residents to gather, dine, and interact. This promotes the city's vision of vibrant, mixed-use areas serving both economic and social purposes.

By enabling a variety of developments that meet the broader community's needs, the mixed-use nature of MU2 zoning inherently prevents exclusionary practices and fosters an integrated, diverse neighborhood.

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

The street system around the property can safely and efficiently accommodate the traffic expected from uses permitted in the requested MU2 (Mixed Use Innovation District 2) zoning district:

1. Existing Roadway Infrastructure: The property is well-served by major thoroughfares, including I-75 and 14 Mile Rd, providing convenient access for workers and visitors. These roads are designed to handle significant traffic volumes. The site's location along Stephenson Hwy, a major commercial corridor, ensures it can accommodate the mix of traffic generated by MU2 uses.
2. Traffic Generation: MU2-permitted uses, such as restaurants and small-scale commercial operations, typically generate moderate levels of traffic within local street capacity. Peak times for the restaurant and food truck will likely coincide with meal periods, generally not overlapping with nearby businesses' peak commuting hours, helping distribute traffic more evenly throughout the day.
3. Pedestrian and Alternative Transportation: MU2 zoning encourages walkable spaces, reducing reliance on vehicle traffic. Many nearby workers and residents can access the site by foot or bicycle, easing demand on the street system.
4. Safety and Traffic Flow: The property has ample onsite parking, preventing overflow onto local streets and ensuring safe, efficient traffic flow. The site layout allows for the safe movement of both vehicles and pedestrians, minimizing potential congestion.

The traffic impact will be minimal compared to other MU2-permitted commercial uses and can be safely managed by the existing infrastructure without major modifications.