



AGENDA ITEM SUMMARY FORM

MEETING DATE: 11/25/24

PREPARED BY: Matt Lonnerstater, AICP

AGENDA ITEM CONTENT: Rezoning PRZN 24-01(Ordinance 2201): 32275 Stephenson Hwy. - M-1 to MUI-1 - First Reading

AGENDA ITEM SECTION: Ordinances

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The applicant, Ahmad Nassar d/b/a Detroit 75 Kitchen, on behalf of the property owner, Raghunath Singh, requests to rezone one (1) parcel of land located at 32275 Stephenson Highway (TM# 44-25-02-101-036) from M-1, Light Industrial district, to MUI-1, Mixed-Use Innovation 1 district. The subject parcel is approximately 1 acre in size and is improved with a 3,300 square foot commercial building (currently operating as a restaurant and bar) and an associated parking lot. The property is located on the west side of Stephenson Hwy. just north of Whitcomb Ave.

NOTE: The applicant had originally applied to rezone the subject property to MUI-2. However, after meeting with staff, the applicant has requested an alternative rezoning to the MUI-1 district in lieu of the MUI-2 district.

RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance #2201 (PRZN 24-01) upon first reading and schedule the required public hearing and second reading for the December 9th, 2024 City Council Meeting.