



# City of Madison Heights

City Hall Municipal Offices  
300 W. Thirteen Mile Road  
Madison Heights, MI 48071

Department of Public Services  
801 Ajax Drive  
Madison Heights, MI 48071

Fire Department  
31313 Brush Street  
Madison Heights, MI 48071

Police Department  
280 W. Thirteen Mile Road  
Madison Heights, MI 48071

[www.madison-heights.org](http://www.madison-heights.org)

July 3<sup>rd</sup>, 2025

## RE: City-Initiated Rezonings for Certain Qualified Properties

Dear property owner and/or current tenant:

The City of Madison Heights is initiating a proactive rezoning of certain qualified properties to the R-MN (Residential Mixed-Neighborhood), R-MF (Residential Multi-Family), MUI-2 (Mixed-Use Innovation 2), or B-1 (Neighborhood Business) district. These rezonings, if approved, aim to better-align the zoning of these properties with existing land use patterns, the City's Master Plan, and adjacent transportation systems. Further, this rezoning process will have the effect of *increasing* building expansion and development potential while simultaneously ensuring that all existing uses remain conforming to Ordinance standards. Properties included in this proactive rezoning process share the following characteristics:

- Currently zoned One-Family Residential (R-1, R-2, or R-3).
- Located on a moderate to high-traffic street identified as either an "arterial" or "collector" street in the Madison Heights Master Plan.
- Currently improved with a religious institution, private club, or lodge.

If you received this letter, then you are the registered owner and/or current tenant of a qualified property that is scheduled to be included in this rezoning process. **This rezoning process will not negatively impact your ability to continue to operate or expand your current use.**

### Background

Madison Heights adopted a new Zoning Ordinance in 2024 which replaced an outdated ordinance that had been in effect for nearly fifty years. The previous Zoning Ordinance (pre-2024) only permitted religious institutions such as churches, synagogues, mosques, temples, etc. in the one-family residential and office zoning districts. The new Zoning Ordinance permits religious institutions, private clubs, and lodges in a greater number of zoning districts including, in some capacity, residential, office, business, and mixed-use districts. While several properties improved with religious institutions or clubs were rezoned as part of the 2024 Zoning Ordinance adoption, several properties on higher-traffic streets still retain one of the lower-density one-family residential zoning designations; these zoning designations are out of character with the street system and nearby land use and development patterns and potentially jeopardize opportunities for future expansion projects or redevelopment.

### Area Code (248)

|                                    |          |                           |          |                         |          |
|------------------------------------|----------|---------------------------|----------|-------------------------|----------|
| Active Adult Center.....           | 545-3464 | Finance .....             | 583-0846 | Nature Center .....     | 585-0100 |
| Assessing.....                     | 858-0776 | Fire Department.....      | 588-3605 | Police Department.....  | 585-2100 |
| City Clerk.....                    | 583-0826 | 43rd District Court.....  | 583-1800 | Purchasing.....         | 583-0828 |
| City Manager .....                 | 583-0829 | Human Resources.....      | 583-0828 | Recreation.....         | 589-2294 |
| Community Development .....        | 583-0831 | Library.....              | 588-7763 | Water & Treasurer ..... | 583-0845 |
| Department of Public Services..... | 589-2294 | Mayor & City Council..... | 583-0829 |                         |          |

### Qualifying Properties

At their June 17<sup>th</sup>, 2025 meeting, the Madison Heights Planning Commission identified the following properties to include in this rezoning process. (These properties are also highlighted in the attached zoning map):

| Map # | Address              | Current Tenant                      | Current Zoning         | Proposed Zoning              |
|-------|----------------------|-------------------------------------|------------------------|------------------------------|
| 1     | 555 E. 13 Mile Rd.   | MH Church of Nazarene               | R-1                    | R-MN                         |
| 2     | 1434 E. 13 Mile Rd.  | St. Patrick Episcopal Church        | R-2                    | R-MF                         |
| 3     | 30801 Dequindre Rd.  | Arabic Evangelical Alliance Church  | R-2                    | MUI-2                        |
| 4     | 1042 E. 12 Mile Rd.  | Gospel Life Church                  | R-3                    | R-MN                         |
| 5     | 500 W. Gardenia Ave. | Korean First Central United Church  | R-3                    | R-MN                         |
| 6     | 30728 John R Rd.     | Vacant (Previously Red Oaks Church) | B-1, R-2 (split-zoned) | B-1 (eliminate split-zoning) |

Zoning district summaries are provided below:

- **R-1/R-2/R-3 (One-Family Residential):** Designed 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.
- **R-MN (Residential Mixed Neighborhood):** Designed to promote a variety of housing opportunities including single-family attached and detached, townhomes, and two, three and four-family dwelling structures and will serve as zones of transition between the higher density residential/non-residential districts and lower density single-family districts. The R-MN district is further intended to allow for a residential density to support nearby businesses and the City Center district.
- **R-MF (Residential Multi-Family):** Designed to provide sites for multiple-dwelling structures which will serve as zones of transition between the non-residential districts and lower density single-family districts.
- **B-1 (Neighborhood Business):** Designed to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas. The B-1 district shall encourage uses and design that are compatible with, and accessible to, nearby residential uses, thus reducing the number of vehicle trips required in these areas.
- **MUI-2 (Mixed-Use Innovation 2):** Established to promote the redevelopment of moderate to larger-scale regional commercial centers into walkable, compact developments featuring a cohesive mix of commercial, residential, and recreational land uses. MUI-2 development standards are intended to allow for the creation of integrated mixed-use, walkable districts, which prioritize pedestrian connectivity over vehicle circulation and parking. The MUI-2 district is also intended as an alternative format for larger-scale commercial uses than that of the Business (B) zoning districts.

### **Response Form and Office Hours**

Your opinion on this planned rezoning process is vital. We hope that you will take the time to review this letter, including the proposed zoning district information, to understand the city's goals regarding this process. A **response form** is attached to this letter where we welcome your feedback.

City staff will also be holding an open office hours event on **Friday, July 18<sup>th</sup> from 1 – 2:30 p.m. in the Executive Conference Room at City Hall, 300 W. 13 Mile Road**. This will be an informal, drop-in-style event where you can meet with City staff to ask any questions you may have about these rezonings.

### **Public Hearing**

Following the office hours event on **Friday, July 18<sup>th</sup>**, a formal rezoning application will be prepared for a public hearing at the Planning Commission (date to be determined). Following the public hearing, the Planning Commission will make a recommendation to City Council for final action. As an affected party, you will receive a mailed notice ahead of the scheduled public hearing.

### **Frequently Asked Questions**

- *Will this rezoning process negatively impact our ability to continue to operate our religious institution/club on the property or the ability to expand in the future?*

No! Religious institutions, clubs and lodges will remain a permitted use on your property (either “by-right” or a Special Land Use) after rezoning. In fact, this rezoning process aims to increase and streamline opportunities to expand your current use or develop new uses on the property in the future.

- *Will this rezoning directly impact our current property taxes?*

No. Property tax is based on current use and improvements on the property, not the zoning district or planned future land uses. Any existing property tax exemptions for religious or educational nonprofit organizations will remain in place.

- *Do I need to take any further action?*

No. However, you are invited to provide feedback on the attached response form, attend the drop-in office hours event on **July 18<sup>th</sup>**, and/or attend the upcoming public hearing at the Planning Commission (public hearing mailers with date/time information to be mailed separately).

Sincerely,



Matthew D. Lonnerstater, AICP  
City Planner | City of Madison Heights  
[MattLonnerstater@madison-heights.org](mailto:MattLonnerstater@madison-heights.org)  
(248) 837-2649



# City of Madison Heights

City Hall Municipal Offices  
300 W. Thirteen Mile Road  
Madison Heights, MI 48071

Department of Public Services  
801 Ajax Drive  
Madison Heights, MI 48071

Fire Department  
31313 Brush Street  
Madison Heights, MI 48071

Police Department  
280 W. Thirteen Mile Road  
Madison Heights, MI 48071

[www.madison-heights.org](http://www.madison-heights.org)

## CITY OF MADISON HEIGHTS RESPONSE FORM

The City of Madison Heights is initiating a proactive rezoning of certain qualified properties to the R-MN (Residential Mixed-Neighborhood), R-MF (Residential Multi-Family), MUI-2 (Mixed-Use Innovation 2), or B-1 (Neighborhood Business) district. These rezonings, if approved, aim to better-align the zoning of these properties with existing land use patterns, the City's Master Plan, and adjacent transportation systems. Further, this rezoning process will have the effect of *increasing* building expansion and development potential while simultaneously ensuring that all existing uses remain conforming to Ordinance standards.

If you received this letter, then you are the registered owner and/or current tenant of a qualified property that is scheduled to be included in this rezoning process. *This rezoning process will not impact your ability to continue to operate or expand your current use.*

**You are invited to attend a drop-in style office hours event on Friday, July 18<sup>th</sup> from 1 – 2:30 p.m. in the Executive Conference Room at City Hall, 300 W. 13 Mile Road.** You will receive an additional public notice mailer for the public hearing to be held at an upcoming Planning Commission meeting (date TBD).

Participants may also choose to submit comments that can be read into the record at the upcoming public hearing. To submit a written reply, you may use this form to reply by mail or email. Returning this form has as much validity as verbal comments at the public hearing. Unsigned or anonymous comments **will not** be considered.

Return via email: [MattLonnerstater@madison-heights.org](mailto:MattLonnerstater@madison-heights.org)

Return via mail: Community and Economic Development Department  
300 W. Thirteen Mile Road  
Madison Heights, Michigan 48071  
(248) 837-2649

☐ I SUPPORT ☐ I OBJECT TO

THE PLAN TO REZONE MY PROPERTY FOR THE FOLLOWING REASONS:

---

---

---

---

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_