



## MEMORANDUM

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

To: City of Madison Heights Planning Commission [July 15<sup>th</sup> Meeting]

From: Matt Lonnerstater, AICP – City Planner

Subject: Update on City-Initiated Rezoning of Qualified Properties [Religious Institutions]

At their June 17<sup>th</sup>, 2025 meeting, the Planning Commission directed staff to formally initiate the proactive rezoning of certain qualified properties currently improved with religious institutions. 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.

As directed by the Planning Commission, the following properties will be included in the formal rezoning process. Please also refer to the attached 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)

The formal public hearing will be tentatively scheduled for the **August 19<sup>th</sup> Planning Commission meeting**. Staff has sent out the attached informational letter and public response form to the property owners and tenants of these qualified properties. Planning staff will also be holding 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 to allow property owners and tenants to find out more information and ask any additional questions they may have. Impacted property owners and adjacent property owners will also receive the required public hearing notice for the August 19<sup>th</sup> Planning Commission meeting.

# MADISON HEIGHTS RELIGIOUS INSTITUTIONS - PROACTIVE REZONING

Troy

## ZONING

- B-1
- B-2
- B-3
- CC
- H-M
- M-1
- M-2
- MUI
- MUI2
- N-P
- O-1
- R-1
- R-2
- R-3
- R-M
- R-MN



RELIGIOUS INSTITUTION



Scale: N/A

