



# MEMORANDUM

Date: July 2<sup>nd</sup>, 2025  
To: City of Madison Heights Planning Commission [July 15<sup>th</sup>, 2025 Meeting]  
From: Matt Lonnerstater, AICP – City Planner  
Subject: Major Site Plan PSR 25-11– 28220 John R Road – Dental and Medical Office  
[Plan Date 6/10/25]

## TEMPLATE MOTION AND FINDINGS INCLUDED ON PAGE 12

### Introduction

The applicant, Iden Kalabat on behalf of the prospective tenant Dr. Jonathan Miller, requests Major Site Plan approval from the Planning Commission under **Section 15.04** of the Madison Heights Zoning Ordinance to construct a new 9,536 sq. ft. multi-tenant dental and medical office building. The subject site is located at 28220 John R Road, tax parcels # 44-25-13-106-010 and -011, zoned B-2, Community Business. The property is located on the east side of John R between Gardenia and 12 Mile Road.

The property is currently improved with a vacant restaurant building, formerly occupied by McDonald's, which is proposed to be torn down to accommodate the new development.

While medical offices are permitted by right in the B-2 district, Planning Commission review and approval is required under Section 15.04.D(2) for non-residential developments exceeding 7,500 gross square feet that abut single-family-zoned or used property.

### Project Details

The proposed development consists of a new a 9,536 square foot medical office building and associated parking lot, landscaping and screening, stormwater system, pedestrian connections, and a dumpster enclosure. The medical building is proposed to be divided into two (2) tenant spaces: a 4,500 square-foot dental office is proposed for the southern tenant space, while the 5,000 square-foot northern space will be developed as a shell for a future medical-related tenant.

### *Development Rendering from Site Plan Submittal*



### Site Details and History

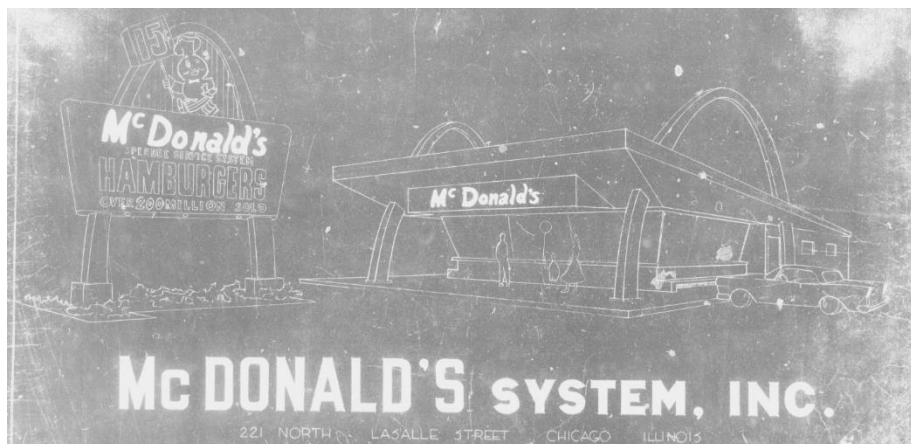
The subject property is composed of two separate parcels totaling approximately 1.07 acres in size. The southern parcel is improved with the vacant McDonald's structure and associated parking while the northern parcel is improved with an extension of the McDonald's parking lot. The two parcels will need to be combined as part of the development process. Both parcels have double-frontage along John R and Groveland St., but vehicular and pedestrian access has historically only been provided from John R.

#### **28220 John R Road – Aerial Image – Existing Conditions**



Per historic city records, the original building was constructed in 1960 as a McDonald's "Drive-In". (Refer to the historic renderings, below, from the City's records). Based on files found within the building department, building modifications were made in 1971 (front addition), 1981 (drive-through addition), 1986 (rear addition), 1990 (additional parking spaces on the northern parcel), and 1996 (playplace addition). The McDonald's closed for business in 2021 and has sat vacant since.

#### **Renderings submitted with the original John R Road McDonald's site plan submittal (1959).**





**Streetview Images – Existing Vacant McDonald’s Site (2025)**



**Adjacent Zoning and Uses**

The subject property abuts commercial properties to the north and south and residential properties to the northeast and west. Refer to the table below for information on adjacent land uses and zoning.

	Existing Land Use	Existing Zoning
<b>Site</b>	Commercial (vacant restaurant)	B-2, Community Business
<b>Northwest</b>	Commercial (gym)	B-2, Community Business
<b>Northeast</b>	One-family residential	R-3, One-Family Residential
<b>South</b>	Medical Office	B-2, Community Business
<b>East (across Groveland)</b>	One-family residential	R-3, One-Family Residential
<b>West (across John R)</b>	Office/Veterinarian	B-2, Community Business

**Zoning Standards and Site Plan Review Process**

The site is zoned B-2, Community Business. Medical office uses are permitted by-right in the B-2 district, subject to the general design standards for commercial buildings (Section 7.02) and other general zoning requirements.

While most site plans for “by-right” uses are reviewed and approved by staff and/or the Technical Review Committee (TRC), **Section 15.04.3(D) – Major Site Plans** – lists several scenarios where Planning Commission approval is required; per this section, Planning Commission review and approval is required for non-residential developments exceeding 7,500 gross square feet that abut single-family-zoned or used property. As the building exceeds 7,500 square feet and the property directly abuts single-family property, Planning Commission review and approval is required.

Site Plan Review criteria are contained in **Section 15.04.5**, copied below:

Site Plan Review Criteria. *The approving body shall consider and require compliance with the following:*

- A. All application and site plan review submittal criteria have been met.*
- B. The site plan is in full conformance with all applicable Zoning Ordinance requirements.*
- C. The location of development features, including principal and accessory buildings, open spaces, parking areas, driveways, and sidewalks minimize possible adverse impacts on adjacent properties and promote pedestrian and vehicular traffic safety.*
- D. On-site and off-site circulation of both vehicular, non-motorized and pedestrian traffic will achieve both safety and convenience of persons and vehicles using the site, including emergency access vehicles.*

- E. *Landscaping, earth berms, fencing, signs, and obscuring walls are of such a design and location that the proposed development's impact on existing and future uses in the immediate area and vicinity and on residents and occupants is minimized and harmonious.*
- F. *Utility service, including proposed water, sanitary sewer and the development and the recommendation of the city's consulting engineer. Approvals required from any state or county department having jurisdiction, such as the department of health, drain commission or road commission, are a prerequisite or condition to approval.*
- G. *Notwithstanding any other provisions of the Zoning Ordinance, the city may require as a condition of site plan approval, landscaping, berms, fencing, walls, drives or other appurtenances as necessary to promote the health, safety, and welfare of the community and achieve compliance with the standards of the Zoning Ordinance.*
- H. *Compliance with groundwater and surface water protection standards.*

Staff has reviewed the proposed project for compliance with Zoning Ordinance standards, summarized below:

#### Dimensional Standards/Schedule of Regulations

Dimensional Standard	Required	Proposed	Conforming?
<b>Setbacks (Min.)</b>			
Front (John R)	10 ft.	10 ft.	Yes
Front (Groveland)	10 ft.	141 ft.	Yes
Side (One)	10 ft.	17.5 ft.	Yes
Side (Total)	20 ft.	79 ft.	Yes
<b>Building Height (Max.)</b>	40 ft.	22 ft. 5 in.	Yes
<b>Lot Coverage (Max.)</b>	N/A	20.5%	Yes

Dimensional standards for the B-2 district are contained in **Section 4.02**. The property has double-frontage on John R Road and Groveland Street; the Zoning Ordinance treats both as front yards for setback purposes. The building is placed towards the front of the property, contributing to the John R Road streetwall, with parking located to the side and rear. The proposed building satisfies all general dimensional requirements.

*Comments: None*

#### Vehicular Access and Circulation

Vehicular access and circulation standards are contained in **Article 10**. A single 24 ft.-wide driveway is proposed off John R Road, located south of the medical building. This portion of John R Road is under the jurisdiction of the City of Madison Heights. Details of the driveway approach within the right-of-way will need to meet Madison Heights engineering standards and will be confirmed during engineering review. Drive aisle widths and dimensions satisfy Zoning Ordinance standards.

*Comments: None*

#### Pedestrian Access and Circulation

Pedestrian access and circulation standards are contained in **Section 10.10**. A 5 ft.-wide sidewalk is proposed connecting the sidewalk along John R Road to the main building entrances on the east side of the building. The sidewalk widens to 7 ft. adjacent to parking spaces to adequately account for vehicle overhang. Pedestrian access and circulation design satisfies Zoning Ordinance standards.

*Comments: None*

### Vehicular and Bicycle Parking

Minimum and maximum vehicular parking requirements are contained in **Section 10.03**, outlined in the table below:

Proposed Use	Parking Type	Parking Calculation	Minimum Parking	Maximum Parking	Proposed Parking
Medical Office	<b>Vehicle</b>	1 per 300 sq. ft. usable floor area (UFA)	7,152 sq. ft. UFA = 24 spaces	130% of minimum = 31 spaces	<b>69 spaces</b> (222% of maximum)
	<b>Bicycle</b>	4 spaces minimum	4 spaces	--	<b>4 spaces (2 racks)</b>

A total of sixty-nine (69) parking spaces are proposed, including three (3) ADA-accessible spaces. (Staff notes that the site plan, Sheet C3.0, incorrectly denotes 67 parking spaces). Parking space dimensions satisfy ordinance requirements.

Maximum parking calculations are contained in Section 10.04, which sets a maximum parking amount of 130% of the minimum. In this case, the maximum parking amount is 31 spaces. At 69 proposed spaces, the site plan exceeds the 130% maximum. Per Section 10.04.2, the Planning Commission, “*may permit additional parking over and above the maximum parking if the applicant proposes low-impact development techniques such as permeable pavement, rain gardens, bioswales, or other methods that are satisfactory to the Planning Commission.*”

The Landscape Plan, Sheet L1.0, denotes stormwater rain gardens within the greenbelt along the south and east property lines, with a note stating that details will be provided during engineering review. If desired, the Planning Commission may request additional information regarding the proposed rain gardens. Conversely, the Planning Commission may permit review of rain garden details by the Technical Review Committee (TRC).

Two (2) bicycle racks are proposed at the northeast corner of the building. However, details of the racks have not been provided. Per Section 10.07.4, all bicycle parking racks shall be of the inverted “U” design that is permanently affixed to the paved surface. Alternative installations and designs may be considered if it functions in a similar manner to the inverted “U” design.

*Comments: 1) Denote the correct number of parking spaces (69); 2) The Planning Commission may request additional information regarding proposed stormwater rain gardens or refer the review to the Technical Review Committee; and 3) Provide details of proposed bicycle racks.*

### Landscaping and Screening

Landscaping requirements are contained in **Article 11** of the Zoning Ordinance. As this is a new ground-up development, all landscaping standards apply. The applicant has submitted a Landscape Plan which has been reviewed against the landscaping standards, summarized below:

Landscaping Type	Calculation/Standard	Required Landscaping	Proposed Landscaping & Notes
<b>Transitional Landscaping</b> [Buffers/screening between land uses]	Where property directly abuts Residential: Min. 6 ft. tall screen wall within 5 ft.-wide greenbelt.	Northeast property line: Min. 6 ft. tall screen wall within 5 ft. greenbelt	Existing screen wall to remain; details needed. Greenbelt not provided. See comments below

Landscaping Type	Calculation/Standard	Required Landscaping	Proposed Landscaping & Notes
<b>Frontage Landscaping</b> [Landscaping in front yard areas]	1 deciduous/evergreen tree per 40 ft. road frontage (excluding driveway). + 1 ornamental tree per 100 ft. of road frontage (excluding driveway). + 1 shrub per 5 ft of road frontage.	John R Frontage: 181 ft. road frontage (excluding driveway) = 5 deciduous/evergreen trees + 2 ornamental trees + 37 shrubs	Frontage landscaping adjacent to John R not shown. See comments below
<b>Parking Lot Landscaping</b> [Landscaping within and around perimeter of parking lots]	<u>Interior Landscaping:</u> 5 sq. ft. of landscaping per parking space. 1 deciduous tree per 100 sq. ft. of required landscaping.	<u>Interior Landscaping:</u> 69 spaces = 345 sq. ft. landscape area = 4 trees.	<u>Interior Landscaping</u> 335 sq. ft. of landscape area and 4 trees. Need to adjust for 69 parking spaces.
	<u>Right of Way Landscaping:</u> <i>Screen wall/decorative fence or heavy landscaping between parking lot and all rights of way.</i>	<u>Right of Way Landscaping:</u> <i>Screen wall/decorative fence or heavy landscaping along east property line (adjacent to Dartmouth) and between parking spaces and John R Rd.</i>	<u>Right of Way Landscaping</u> <i>6 ft. -tall screen wall adjacent to Groveland; nothing shown adjacent to John R.</i>
	<u>Perimeter Landscaping:</u> Adjacent to non-residential uses: Same calculation as Frontage Landscaping, above  Adjacent to residential: screen wall within 5 ft. wide greenbelt	<u>Perimeter Landscaping:</u> <b>South property line:</b> 170 ft length = 2 deciduous/evergreen trees + 2 ornamental trees + 34 shrubs within 5 ft.-wide greenbelt  <b>North property line:</b> screen wall greenbelt	<u>Perimeter Landscaping:</u> <b>South property line:</b> 5 ft. greenbelt provided, but landscaping not shown. Rain garden(s) proposed.  <b>North property line:</b> Existing screen wall to remain; details needed. No greenbelt provided.
<b>Interior Landscaping</b> [Additional landscaping interior to the site]	Landscape area shall comprise 5% of total impervious area.  1 deciduous tree per 400 sq. ft. landscape area. + 2 shrubs per 400 sq. ft. landscape area	<b>1,830</b> sq. ft interior landscape area = 5 deciduous trees + 10 shrubs.	1,830 sq. ft. interior landscape area provided, including 5 deciduous trees + 26 shrubs. (Foundation plantings on east side of building may count toward interior shrub requirements).
<b>Building Foundation Landscaping</b> [Smaller plantings at the base of building walls]	Mixtures of shrubs, hedges, ornamental trees within 5 ft. wide beds adjacent to building.	5 ft. wide foundation planting beds on east and west side of building.	Provided on east side of building adjacent to parking lot, but not west side adjacent to John R.

**Transitional Landscaping:** Transitional landscape screening is required between the parking lot and the adjacent residential property to the northeast. Perimeter parking lot landscaping may be used to satisfy this requirement. The applicant intends to re-utilize the existing screen wall located along the north-eastern property line. However, details will need to be provided to staff to ensure that the wall is a minimum 6 feet tall and is in good condition. Further, a 5 ft-wide greenbelt is not provided in this location. The Planning Commission may waive the greenbelt requirement in accordance with Section 11.11.

**Frontage Landscaping:** Frontage landscaping is required between the building and the John R Road right-of-way. Parking lot right-of-way landscaping may be used to count toward this requirement, and vice versa. Frontage landscaping is not shown along John R Road.

A 6 ft. tall masonry screen wall is proposed along Groveland Avenue, which also serves as parking lot right-of-way screening.

**Parking Lot Landscaping:** The Zoning Ordinance requires that a curbed landscape island be provided for every 15 uninterrupted parking spaces. The site plan complies with this standard.

- Interior Parking Lot Landscaping: The landscaping plan needs to be revised to account for 69 parking spaces instead of 67 spaces.
- Right of Way Landscaping: A 6 ft. tall masonry screen wall is proposed along Groveland Avenue, which also serves as frontage screening. The screen wall will need to be extended around the northeast and southeast corners of the property to connect with adjacent screen walls. Landscaping will need to be provided between John R Road and the parking space in the southwest corner of the site.
- Perimeter Parking Lot Landscaping: Landscaping shall be provided in the south greenbelt in accordance with perimeter landscaping requirements. Landscaping will need to be coordinated with the design of the proposed rain garden(s).

The applicant intends to re-utilize the existing screen wall located along the north-eastern property line. However, details will need to be provided to staff to ensure that the wall is a minimum 6 feet tall. Further, a 5 ft-wide greenbelt is not provided in this location.

The Planning Commission may waive these greenbelt and/or planting requirements in accordance with Section 11.11.

**Interior Landscaping:** Interior landscaping requirements have been met.

**Building Foundation Landscaping:** Adequate building foundation landscaping has been provided along the base of the east side of the building, but none is shown on the west side adjacent to John R, as required. Foundation landscaping may count toward interior landscaping.

**General Landscape Plan Comment:** There are discrepancies between the Landscaping Requirement table and the Plant Material List table. Both will need to be revised to ensure consistency and updated to include additional required plantings.

*Comments: 1) Provide details, including height, materials, and condition of existing screen wall along northern property line; 2) Extend new screen wall adjacent to Groveland around the northeast and southeast property corners to connect with existing screen walls; 3) Provide right-of-way screening between John R Road and the parking space in the southwest corner of the site; 4) Provide 5 ft. greenbelt between the parking lot and northern property line or seek Planning Commission waiver; 5) Provide frontage landscaping between building and John R; 6) Adjust interior parking lot landscaping calculation to account for 69 parking spaces rather than 67; 7) Provide perimeter landscaping within southern*

greenbelt and coordinate with design of proposed rain garden(s) or seek Planning Commission waiver; 8) Provide building foundation landscaping along base of west side of building; and 8) Ensure consistency between Landscaping Requirement and Plant Material List tables.

### Exterior Lighting

Exterior lighting requirements are contained in **Section 8.04**. The applicant has submitted a Photometric Plan and lighting details on Sheet C6.0. Wall-mounted lighting is proposed, and four (4) new LED light poles are proposed within the parking lot area. Light pole heights and photometric readings satisfy ordinance standards. The light fixtures shall feature cut-off shields to ensure that light does not project above a 90-degree horizontal plane.

*Comments: The light fixtures on the light poles shall feature cut-off shields to ensure that light does not project above a 90-degree horizontal plane.*

### Stormwater

An underground stormwater detention system and a pre-treatment structure are proposed within the parking lot. The details of the structures, their locations, and stormwater calculations location will be confirmed as part of final Engineering Review.

To offset additional parking spaces, the landscape plan denotes stormwater rain gardens within the greenbelt along the south and east property lines, with a note stating that details will be provided during engineering review. If desired, the Planning Commission may request additional information regarding the proposed rain gardens. Conversely, the Planning Commission may permit review of rain garden details by the Technical Review Committee (TRC).

*Comments: The Planning Commission may request additional information regarding proposed stormwater rain gardens or refer the review to the Technical Review Committee.*

### Commercial Design Standards

Medical office buildings within the B-2 zoning district are subject to the general design standards for commercial buildings contained within **Section 7.02**, summarized below. The applicant has provided building elevations.

- **Building Façade Materials:** At least 75% of the street-facing façade and primary façade shall incorporate high-quality materials (e.g. brick, stone, wood siding, etc.).

*Comment: Both the east (parking-lot facing) and west (street-facing) facades feature a combination of brick, architectural metal paneling, and storefront glass. This standard is met.*

- **Articulation:** Each primary or street-facing façade greater than 100 feet in length shall incorporate wall-plane recesses, offsets, projections, or other building material treatments that visually interrupt the wall plane.

*Comment: Both the east (parking-lot-facing) and west (street-facing) facades feature building material changes and varying roof lines/heights that correlate with building material. Further, metal awnings are provided to break up the vertical building plane. This standard is met.*

- **Transparency:** The ground floor of a primary façade and all facades facing a street shall maintain a minimum transparency of 30% measured between 2 and 10 feet from grade. Mirrored or opaque glass shall not count towards the minimum transparency requirement.



*Comment: A significant portion of the east and west façade is composed of glass storefront systems. This glass shall remain clear/transparent to satisfy ordinance standards.*

*Comments: Building plans, when submitted, shall denote clear glass within the aluminum frame storefront areas to satisfy transparency requirements.*

### **Dumpster Enclosures**

One (1) brick/fiber-cement dumpster enclosure with a decorative metal gate is proposed in the southeast corner of the site. A concrete pad is proposed in front of the enclosure per Zoning Ordinance standards.

*Comments: None*

### **Signs**

While signs are reviewed under a separate sign permitting process, staff notes that an incorrect/outdated wall sign standard is noted on the west building elevation on Sheet A-5. This incorrect standard should be removed on the updated plan submittal.

*Comments: Remove the outdated wall sign standard on sheet A-5.*

### **Staff Analysis**

Medical office uses are permitted by right within the B-2 district. Therefore, unlike a Special Land Use review, the Planning Commission's review of this site plan needs to be more objective in nature, focusing on whether or not the project satisfies the dimensional, site design, and architectural standards of the Zoning Ordinance. Staff is supportive of the project in that it redevelops an outdated commercial building that has been vacant for at least four years.

### **Technical Review Committee (TRC) Comments**

The TRC reviewed the site plan at their July 2<sup>nd</sup>, 2025 meeting. In addition to the comments highlighted throughout this report, the TRC had the following additional comments/suggestions which should be incorporated as conditions of approval:

- Coordinate with the Madison Heights Fire Department to ensure that the fire truck turning movement template on Sheet C3.2 accommodates the largest truck operated by the fire department.
- If the existing sanitary line is to be re-utilized for the development, coordinate with the Department of Public Services (DPS) and the City Engineer to discuss televising/clean-out requirements.

### **Waivers**

Per Section 11.11 The Planning Commission has the ability to waive the following landscaping deficiencies if it finds that the site design has conditions which offer sufficient screening and/or the arrangement, design, and orientation of the building on site maximizes privacy and isolates adjacent and nearby land uses from any potential negative impacts of the project:

- Transitional Landscaping/Perimeter Parking Lot Screening: 5 ft. greenbelt along northern property line between the parking lot and the northern property line.
- Perimeter Parking Lot Screening: Landscaping within greenbelt along southern property line

### Conditions of Approval

Staff finds that the proposed Major Site Plan is in substantial compliance with the site plan review criteria of **Section 15.04.5**, and that the project, with several conditions, substantially complies with the site design standards of the Zoning Ordinance.

Per Section 15.04.D(6), the Planning Commission may approve a Major Site Plan subject to conditions necessary to address minor modifications to the plan. In order to ensure compliance with Zoning Ordinance standards and address Technical Review Committee (TRC) comments, staff recommends several conditions of approval. Should the Planning Commission move to approve the Major Site Plan, staff recommends that the following conditions be incorporated as conditions of approval:

1. The following site plan modifications shall be included on a revised site plan, which shall be submitted to the Community and Economic Development (CED) Department for final review and approval by the Technical Review Committee (TRC):
  - a. Provide additional information, details, and specifications regarding the design of the proposed stormwater rain gardens, required for parking that exceeds maximum standards.
  - b. Denote the correct number of parking spaces on all relevant sheets (69).
  - c. Provide details, including height, materials, and condition of the existing screen wall along the northern property line.
  - d. Extend the new screen wall adjacent to Groveland Street around the northeast and southeast property corners of the property to connect with existing screen walls.
  - e. Provide right-of-way screening between John R Road and the parking space in the southwest corner of the site.
  - f. [Disregard if PC waiver is granted]. Provide a 5 ft.-wide greenbelt between the parking lot and the northern property line.
  - g. Provide frontage landscaping between the building and John R Road.
  - h. Adjust the interior parking lot landscaping calculation to account for 69 parking spaces rather than 67.
  - i. [Disregard if PC waiver is granted]. Provide perimeter landscaping within the southern greenbelt and coordinate with the design of the proposed rain garden(s).
  - j. Provide building foundation landscaping along the base of the west side of building.
  - k. Ensure consistency between the Landscaping Requirement and Plant Material List tables.
  - l. The light fixtures on the light poles shall feature cut-off shields to ensure that light does not project above a 90-degree horizontal plane.
  - m. Building plans, when submitted, shall denote clear glass within the aluminum frame storefront areas to satisfy transparency requirements.
  - n. Remove the outdated wall sign standard on sheet A-5.
  - o. Coordinate with the Madison Heights Fire Department to ensure that the fire truck turning movement template on Sheet C3.2 accommodates the largest truck operated by the fire department.

- p. If the existing sanitary line is to be re-utilized for the development, coordinate with the Department of Public Services (DPS) and the City Engineer to discuss televising/clean-out requirements.
2. Following the approval of a revised site plan by the Technical Review Committee and the Community and Economic Development Department, the applicant shall submit for Final Engineering Plan review and the Site Plan Guarantee deposit in accordance with Section 15.04.
3. Prior to the issuance of any building permits related to the ground-up development of the site, the applicant shall apply for a parcel combination with the Community and Economic Development (CED) Department.

### **Next Step**

After discussion, the Planning Commission may take action on the requested Major Site Plan in the form of a motion. Any motion shall include concise findings based upon the site plan review standards and criteria, Section 15.04.5. Per Section 15.04.3(D), the Planning Commission may postpone action on a Major Site Plan request to allow verification, compilation, or submission of additional or supplemental information or to address other concerns or issues.

**A template motion of approval is provided on the following page.**

### **Attachments**

- **Major Site Plan application - PSPR #25-02**
- **Proposed Site Plan – PSPR# 25-02**
- **Associated Maps**
- **Section 3.15 – B-2 Community Business District**
- **Section 15.04 – Site Plan Review**

### Template Motion, Findings and Conditions

Staff offers the following motion of approval and findings as a suggested template and guide for the Planning Commission's consideration. The Planning Commission may provide additional detailed findings, as needed, to substantiate any motion for approval or denial. A motion for denial may follow this same outline.

MOTION BY \_\_\_\_\_, SECONDED BY \_\_\_\_\_, THAT, FOLLOWING DISCUSSION, THE PLANNING COMMISSION HEREBY **APPROVES** MAJOR SITE PLAN REQUEST NUMBER PSPR 25-02 FOR A MULTI-TENANT MEDICAL OFFICE BUILDING AT 28220 JOHN R ROAD BASED UPON THE FOLLOWING FINDINGS

1. The applicant requests Major Site Plan approval to redevelop a vacant commercial property into an approximately 10,000 square-foot multi-tenant medical office building, as permitted as a by right use within the B-2 zoning district.
2. Contingent upon several conditions, the proposed Major Site Plan is consistent with the site plan review standards and criteria set forth in Section 15.04.5 of the Zoning Ordinance. In particular:
  - a. The site plan is in substantial compliance with applicable site design standards contained in the Zoning Ordinance.
  - b. The location of development features, including principal and accessory buildings, open spaces, parking areas, driveways, and sidewalks minimize possible adverse impacts on adjacent properties and promote pedestrian and vehicular traffic safety.
  - c. On-site and off-site circulation of both vehicular, non-motorized and pedestrian traffic will achieve both safety and convenience of persons and vehicles using the site, including emergency vehicle access.
  - d. With modifications, proposed landscaping is of such a design and location that the proposed development's impact on existing and future uses in the immediate area and vicinity and on residents and occupants is minimized and harmonious.

APPROVAL IS GRANTED WITH THE **FOLLOWING CONDITIONS:**

1. *[IF SO DESIRED]* As permitted by and in compliance with Section 11.11, the Planning Commission hereby waives the following landscape screening standards:
  - a. Transitional Landscaping/Perimeter Parking Lot Landscaping: The 5 ft. greenbelt requirement along the northern property line between the parking lot and the northern property line is waived, contingent upon the maintenance of the existing masonry screen wall.
  - b. Perimeter Parking Lot Landscaping: The required perimeter landscape plantings within the greenbelt along southern property line is waived, contingent upon the submittal of a rain garden design acceptable to the Technical Review Committee.
2. The following site plan modifications shall be included on a revised site plan, which shall be submitted to the Community and Economic Development (CED) Department for final review and approval by the Technical Review Committee (TRC):
  - a. Provide additional information, details, and specifications regarding the design of the proposed stormwater rain gardens, required for parking that exceeds maximum standards.
  - b. Denote the correct number of parking spaces (69) on all relevant sheets.

- c. Provide details, including height, materials, and condition of the existing screen wall along the northern property line.
  - d. Extend the new screen wall adjacent to Groveland Street around the northeast and southeast property corners of the property to connect with existing screen walls.
  - e. Provide right-of-way screening between John R Road and the parking space in the southwest corner of the site
  - f. *[Disregard if PC waiver is granted]*. Provide a 5 ft.-wide greenbelt between the parking lot and the northern property line.
  - g. Provide frontage landscaping between the building and John R Road.
  - h. Adjust the interior parking lot landscaping calculation to account for 69 parking spaces rather than 67.
  - i. *[Disregard if PC waiver is granted]*. Provide perimeter landscaping within the southern greenbelt and coordinate with the design of the proposed rain garden(s).
  - j. Provide building foundation landscaping along the base of the west side of building.
  - k. Ensure consistency between the Landscaping Requirement and Plant Material List tables.
  - l. The light fixtures on the light poles shall feature cut-off shields to ensure that light does not project above a 90-degree horizontal plane.
  - m. Building plans, when submitted, shall denote clear glass within the aluminum frame storefront areas to satisfy transparency requirements.
  - n. Remove the outdated wall sign standard on sheet A-5.
  - o. Coordinate with the Madison Heights Fire Department to ensure that the fire truck turning movement template on Sheet C3.2 accommodates the largest truck operated by the fire department.
  - p. If the existing sanitary line is to be re-utilized for the development, coordinate with the Department of Public Services (DPS) and the City Engineer to discuss televising/clean-out requirements.
3. Following the approval of a revised Major Site Plan by the Technical Review Committee and the CED Department, the applicant shall submit for Final Engineering Plan review and the Site Plan Guarantee deposit in accordance with Section 15.04.
4. Prior to the issuance of any building permits related to the ground-up development of the site, the applicant shall apply for a parcel combination with the CED Department.