

CITY OF SOUTHGATE PLANNING COMMISSION AGENDA

MONDAY, June 9th, 2025

6:30 pm – Informal Planning Commission/Work Study Meeting
7:00 pm – Regular Planning Commission Meeting

I. CALL TO ORDER

II. ROLL CALL

Anderson, Clark, Codrington, Godbout, Moul, Nemeth, Orman, Wilson, Yoos

III. MINUTES

1. Minutes of regular Planning Commission meeting date May 12th, 2025

IV. ADMINISTRATIVE REPORTS

V. PUBLIC HEARINGS / NEW BUSINESS

1. Street Vacation Review, 13535 Dix Toledo Road
2. Master Plan Update, Future Land Use Chapter

VI. OLD BUSINESS

VII. ANNOUNCEMENTS

VIII. ADJOURNMENT

City of Southgate

Planning Commission Meeting

May 12, 2025

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, May 12, 2025 and called to order by Chairman James Yoos, at 6:30 p.m.

PRESENT: James Yoos, Linda Clark, Leticia Wilson, Chad Godbout, Mark Nemeth, Andrew Moul, Patricia Anderson

ABSENT: Jerry Orman, Eric Codrington (all excused)

ALSO PRESENT: City Planner Joe Pezzotti, Building Inspections Director Tim Leach, City Administrator Dan Marsh, City Attorney, Amelia Zelenak, Council Member Priscilla Ayres-Reiss

Minutes:

Moved by Nemeth, supported by Clark, that the minutes of the Planning Commission Meeting dated April 14, 2025 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

Southgate Tower project is progressing well.

Public Hearings/New Business:

1. Special Condition Use/Site Plan Review, for CA Commercial Development/Mark Wilhoite, 16200 Fort Street, proposing to construct a Panera Bread Restaurant and Chipotle Restaurant. PC 03-2025

A PUBLIC HEARING WAS HELD FOR A SPECIAL CONDITION USE/SITE PLAN REVIEW FOR, CA COMMERCIAL DEVELOPMENT/MARK WILHOITE, 16200 FORT STREET, PROPOSING TO CONSTRUCT A PANERA BREAD RESTAURANT AND CHIPOTLE RESTAURANT.

Notices were sent out.

Move by Anderson, supported by Nemeth, to open the Public Hearing.

We are in receipt of a site plan application for the above-mentioned property. The applicant intends to develop the open area in front of the existing Extra Space Storage building into two (2) drive-through restaurants. The anticipated restaurants are Panera and Chipotle that will be developed. The site is zoned C-2, General Business, where Fast food restaurants with drive-through facilities are a conditional use in the district, which requires site plan review and approval by the City Planning Commission.

No public comments were received.

Moved by Anderson, supported by Clark, to close the Public Hearing.

Moved by Nemeth, supported by Clark, to approve the Special Condition/Site Plan Review for CA Commercial Development/Mark Wilhoite, 16200 Fort Street, proposing to construct a Panera Bread Restaurant and Chipotle Restaurant, with the following items to be addressed:

- 1. Provide indication of lot split on plans.**
- 2. Provide Hours of Operation.**
- 3. Revise 90-degree parking spaces to match dimension requirements.**
- 4. Provide loading space location with stripped area on plans.**
- 5. Receive MDOT approval for work within Fort Street right-of-way.**
- 6. Review of site access and circulation by Fire Department and Engineer.**
- 7. Provide trash enclosure details.**
- 8. Provide separation between eastern sidewalk and Fort Street.**
- 9. City Engineer approval of all proposed utility connections.**
- 10. Consider adding additional shrub planting between restaurants.**
- 11. Provide building mounted lighting specifications.**
- 12. Provide signage plans for Building Department approval.**
- 13. Building Department review and approval of all exterior building materials.**

MOTION APPROVED UNANIMOUSLY.

Old Business:

Master Plan Update- Corridors Chapter Discussion.

Will discuss at the next meeting.

Adjournment:

Moved by Nemeth, supported by Godbout, that this meeting of the Planning Commission be adjourned at 7:40 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission
as

RETURN TO:

Clerk's Office
City of Southgate
14400 Dix-Toledo
Southgate, MI 48195

Case No. PO 04-2025Date Received 5-2-25

CITY OF SOUTHGATE APPLICATION FOR PLANNING COMMISSION REVIEW

Concerning a request to be heard before the Southgate Planning Commission on the following:

TO BE COMPLETED BY THE APPLICANT:

Owner/Applicant	Agent
Name <u>MD REALTY GROUP, LLC</u>	Name <u>DANIEL EID</u>
Address <u>13535 DIX TOLEDO RD.</u> <u>SOUTHGATE MI 48195</u> (City) (State) (Zip)	Address <u>36500 FORD RD. SUITE 371</u> <u>WESTLAND MI 48185</u> (City) (State) (Zip)
Telephone _____	Telephone <u>313-791-2555</u>

Information regarding the site:Street Address: 13535-13545 DIX TOLEDOMajor Cross Streets: DIX TOLEDO AND WALNUT STREETParcel / Lot No.: 53009 03 0131 000Acreage: .045 Dimensions of Parcel / Lot: _____ Frontage: _____Current Zoning (please circle): RE R-1 R-1A R-1B RM RO C-1 (C-2) C-3 M-1 MH PD P-1Current Use: VACANT**Requested action:**☐ Rezoning Requested District: _____☐ Conditional Use Approval Requested Use: _____☐ Site Plan Review☐ Plat Review

☒ Other
Please Specify PUBLIC RIGHT-OF-WAY VACATION

Information regarding request:

I hereby request a hearing before this body to:

(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, how the request is in compliance with the goals, policies, and future land use plan of the City of Southgate Master Plan, any information you feel is pertinent to your application, etc. Feel free to attach additional documents to this application if it will help describe your project or if you need more room than is provided below.)

PLEASE SEE ATTACHED

A SKETCH CLEARLY DEPICTING THE REQUEST MUST BE ATTACHED TO THIS APPLICATION FOR IT TO BE VALID. FOR SITE PLAN REVIEW, A SITE PLAN MEETING THE REQUIREMENTS OF SECTION 1298.07 MUST BE ATTACHED.

The Applicant / Agent must appear before the Planning Commission on _____

(Date)

THE OWNER OF THE PROPERTY DESCRIBED ON THIS APPLICATION AND THAT ALL STATEMENTS HEREIN AND IN THE DOCUMENTS SUBMITTED ARE TRUE.

Signature – Owner / Agent: _____

Date: *04-27-25*

To review your application properly, Planning Commission members may need access to the property in question. Please initial if permission is given for property access. INITIALS _____

Fees must be paid at the same time this application is submitted to the City.

OFFICE USE:

Date Received: _____

Received By: _____
(Staff's Name)

Fee Charged: _____

Check No.: _____

Receipt No.: _____

MD REALTY GROUP, LLC
13535 DIX TOLEDO RD.
SOUTHGATE, MI 48195
(313)721-2555

APRIL 27, 2025

CITY OF SOUTHGATE
SOUTHGATE PLANNING COMMISSION
14400 DIX-TOLEDO
SOUTHGATE, MI 48195

Dear Members of the Planning Commission,

This is an application for a Public Right-of-Way Vacation of Walnut Street from Dix Toledo Road to Helen Street as shown on the attached illustration.

The properties adjacent to this portion of Walnut Street are 13535 Dix Toledo Rd. And 13565 Dix Toledo Rd. which have the following legal descriptions as obtained from the City of Southgate website:

The Legal Description of the property commonly known as 13535 Dix Toledo Road is

25C131 LOT 131 DIX-TOLEDO HIGHWAY SUB T3S.R10E
L55 P94 WCR

AND

The Legal Description of the property commonly known as 13565 Dix Toledo Road is

3 expiring 12/30/2016. Property exempt from Ad Valorem taxes and assessed pursuant to PA 261 of 2003 expiring 12/30/2016. 25C78A 126-130 LOT 78 EXC THAT PT DESC AS BEG AT THE INT OF THE SLY LINE OF LOT 78 AND ELY LINE OF TOLEDO HWY PRO TH N42DEG 17M 30S E 13.33FT TH S47DEG 42M 30S E 94.00FT TH N42DEG 17M 30S E 0.50FT TH S47DEG 42M 30S E 6.00FT TH S42DEG 17M 30S W 13.8 FT TH N47DEG 42M 30S W 100.00FT TO POB 0.02 AC AND ALL OF LOTS 126 TO 130 INCL DIX-TOLEDO HIGHWAY SUB T3S R10E L55 P94 WCR

I am writing to request your support for the closure of a portion of Walnut Street at Helen Street between 13545 Dix Toledo and 13565 Dix Toledo as more fully illustrated in the attached diagram/illustration to facilitate the creation of sufficient parking for the building located at 13535 and 13545 Dix Toledo. This building has remained vacant for quite some time, and without the necessary parking, it will continue to be an eyesore and a missed opportunity for our community.

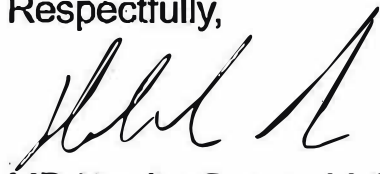
The lack of dedicated parking has significantly hindered our ability to attract tenants or businesses to occupy the space. Currently, potential tenants are hesitant to commit due to the insufficient parking availability, which directly impacts their ability to serve customers effectively. If this proposal to close part of the street is not approved, the building will likely remain unoccupied, leading to further deterioration and an adverse effect on the neighborhood's appeal.

By closing this section of Walnut Street, we can transform the area into a viable parking space, which is essential for making the building usable and attractive to future businesses. This change would not only revitalize the property itself but also enhance the overall aesthetic and functionality of the surrounding area.

I urge you to consider the broader implications of this proposal. An occupied building can contribute to local economic growth, create jobs, and foster community engagement. Conversely, a vacant property can detract from the neighborhood and discourage investment in our community.

Thank you for considering this important request. I am eager to discuss this proposal further and answer any questions you may have. Please feel free to reach me at 313-633-5384 or Dalila 705@gmail.com.

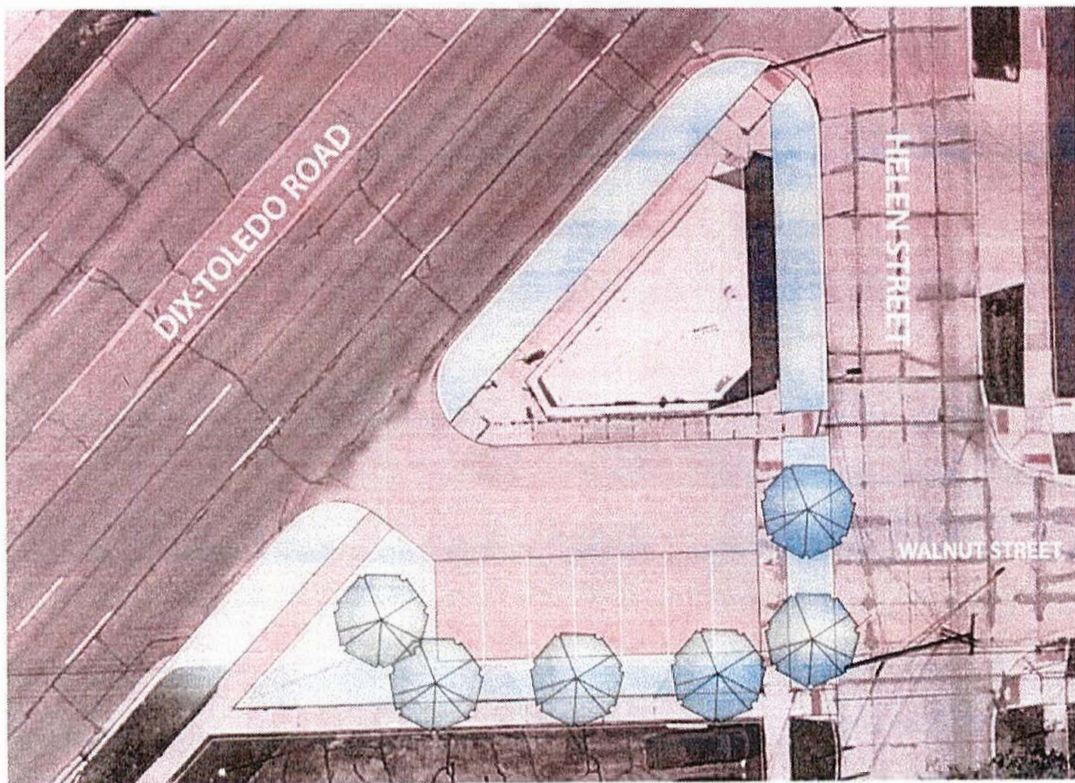
Respectfully,

A handwritten signature in black ink, appearing to read 'Dalal Eid', with a stylized flourish at the end.

MD Realty Group, LLC
By: Dalal Eid, its Sole Member



13535 Dix-Toledo Concept 1...



0 10 20 40 feet

13535 Dix-Toledo Road, Southgate



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: May 29, 2025

Street Vacation Review For City of Southgate, Michigan

Applicant:	MD Realty Group, LLC 13535 Dix Toledo Road Southgate, MI 48915
Project Name:	13535 Dix Toledo Road Vacation
Location:	Portion of Walnut Street between Helen Street and Dix Toledo Road
Zoning:	C-2, General Business
Action Requested:	Vacating of street for additional off-street parking.
Required Information:	As noted within this report.

PROJECT AND SITE DESCRIPTION

The applicant has submitted a petition seeking to vacate a portion of road along Walnut Street, located between Helen Street and Dix Toledo Road. Currently, the orientation of the road isolates the building located at the above address on all three sides, shown on the aerial photo on the next page. The applicant is requesting the road vacation so they can provide dedicated parking spaces to the building, which currently would have to rely on joint parking agreements. In addition, the building is isolated within the three roadways, and poses a pedestrian safety issue for anyone accessing the site.

The proposed street vacation would prevent Walnut Street traffic from accessing Dix Toledo Road, and would instead divert traffic to Helen Street, which has no proposed changes. The vacation would allow for seven (7) landscaped off-street parking spaces to serve the existing building. We do note the vacation would result in the businesses located to the south losing access to Walnut Street, but would still have access to Dix Toledo Road and Helen Street. A concept plan of the vacation is shown on the next page.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Figure 1 – Aerial View of Subject Property

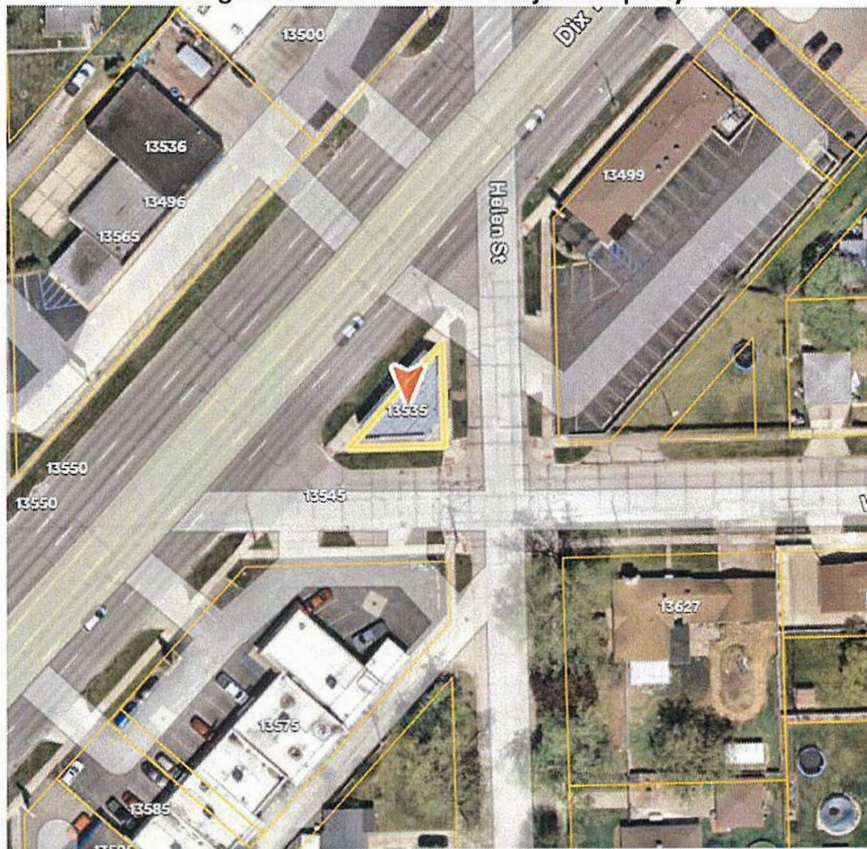
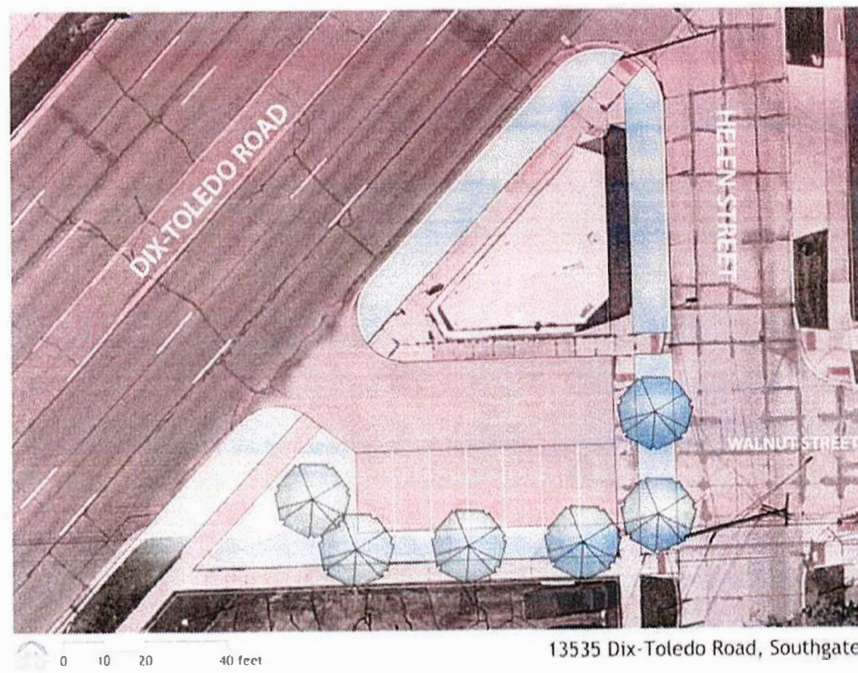


Figure 2 – Concept Plan Provided by Applicant



EXISTING LAND USE

Based on street view images, the building appears to be vacant.

Items to be Addressed: None.

ZONING

The subject site and surrounding parcels are zoned C-2, General Business. A portion of residentially zoned property is located to the southeast.

Items to be Addressed: None.

FUTURE LAND USE

The City of Southgate Future Land Use Map depicts the subject property and the surrounding parcels as Mixed Office and Commerical.

Items to be Addressed: None.

REVIEW CRITERIA

Chapter 1020 Section 13 of the City of Southgate Codified Ordinances provides the following information related to Vacation of Streets and Alleys:

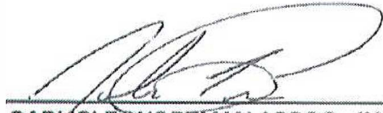
A petition for the vacation of a street and/or alley shall be present to the City Clerk in writing, giving a full description of the street and/or alley proposed to be vacated, with a detailed legal description of the property adjacent and contiguous to the proposed vacation. Such petition shall be referred to the Planning Commission for its recommendation. Thereafter, proceedings shall be taken as provided in Section 190 of the City Charter.

Section 190 of the City Charter states:

The council shall have power to close and/or vacate any street or ally, or any part thereof; provided that it shall not have power to vacate or alter any State or County highway. When the Council shall deem it advisable to vacate any street or alley or any part thereof, it shall, by resolution, so declare and in the same resolution shall appoint a time, not less than four weeks thereafter, when it shall meet and hear objections thereto. Notice of such meeting, with a copy of said resolution, shall be published to successive weeks before the appointed time for such meeting, in the official newspaper of the City, and posted in not less than three public places on the street, alley or part thereof proposed to be vacated or abolished.

RECOMMENDATIONS

Based upon the information provided, the existing conditions, the limited use and condition of the subject site, and that all surrounding sites will retain access to Dix Toledo Road, we recommend approval of the proposed street vacation through a recommendation by the Planning Commission and final approval by City Council. This action will allow an isolated building to provide parking for itself, and provide an additional office or commercial use to the City and its residents.



CARLISLE/WORTMAN ASSOC., INC.
John L. Enos, AICP
Vice-President



CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti
Community Planner

Placeholder

Future Land Use

The Future Land Use Plan implements Southgate's Vision and Values into actionable guidelines by identifying specific areas of the city for expected land uses and functions. This chapter includes the distinction between planning and zoning, presents the Future Land Use Map, and outlines the purpose, characteristics, location, and implementation approach for each future land use category.

The Future Land Use Map, as part of the Master Plan, highlights areas within the City that are best suited for future development, based on the community's vision and core values. It serves as a guide for shaping new development in Southgate over the next ten to twenty years.

The land use categories outlined in this chapter and shown on the Future Land Use Map represent areas suitable for current and potential future uses, as described in each category. These categories function as planning districts, offering guidance on possible future development rather than dictating what exactly will happen .

Legally permissible uses of land within the City are defined exclusively by the zoning districts established in the Southgate Zoning Ordinance. Any changes to allowable land uses must be approved by the Planning Commission and City Council, following the procedures outlined in the Zoning Code and in accordance with state law. These zoning

changes may include creating or removing zoning districts, amending the zoning map, or modifying the permitted uses within a district. While the Master Plan plays a key role in guiding these zoning decisions, however it is not the only consideration.

It is important to understand that the Master Plan's Future Land Use Map and a property Rezoning request are fundamentally different. The Future Land Use Map is adopted as part of the comprehensive Master Plan, whereas a Rezoning request is reviewed independently based on standards outlined in the Zoning Ordinance. This review ensures that any zoning changes align with the Future Land Use Map and Master Plan, while also protecting the interests of neighboring property owners. The graphic on the next page illustrates the distinctions between the Master Plan and the Zoning Ordinance, as well as between the Future Land Use Map and the Zoning Map.

The difference between the Master Plan & the Zoning Ordinance

Master Plan

- ◆ Is a long-term guiding policy document
- ◆ Applies 5-20 years into the future
- ◆ Has goals and objectives based on community input
- ◆ Includes analysis and recommendations on economy development, housing, transportation, infrastructure, land use, etc.
- ◆ Must be reviewed once every 5 years by State Law
- ◆ Is not intended or expected to serve as law

Zoning Ordinance

- ◆ Is the law
- ◆ Applies now
- ◆ Is subject to Federal and State law, and Federal and State case law
- ◆ Regulates land use, building size, form, placement, parcel area, width, depth, parking, landscaping, etc.
- ◆ Must be based on a Master Plan, per State Law
- ◆ Is used to implement the Master Plan

Future Land Use Map

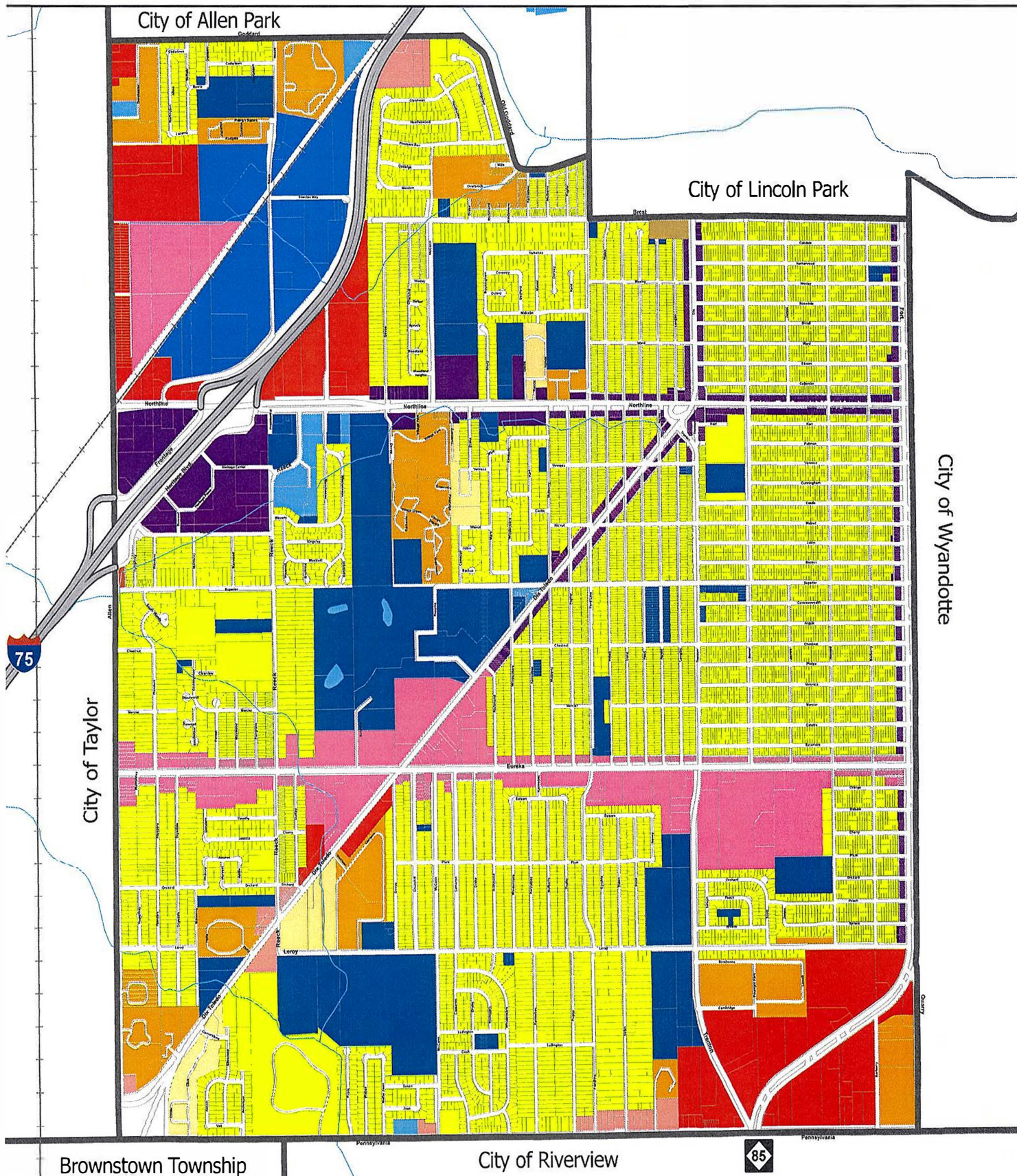
- ◆ Is a visual guide for future planning
- ◆ Applies now and up to 20 years into the future
- ◆ Has future land use categories, which describe what may be considered if zoning changes
- ◆ Provides descriptions on types of uses that are appropriate in particular areas and details on desired density, height, design, landscaping, etc.
- ◆ Shows possibilities, not guaranteed changes
- ◆ Can be changed during a master plan update, which has extensive community input, a recommendation by the Planning Commission, and approval by the City Council

Zoning Map

- ◆ Is the law
- ◆ Applies now
- ◆ Has zoning districts, which state what land uses, building types can be built now
- ◆ Mandates land use, building size, form, placement, parcel area, width, depth, etc. for each zoning district
- ◆ Must be followed for all new development
- ◆ Can only be changed by a Rezoning or Zoning Map Amendment process, a multi-step approval process that includes a public hearing and recommendation by the Planning Commission, and approval by the City Council

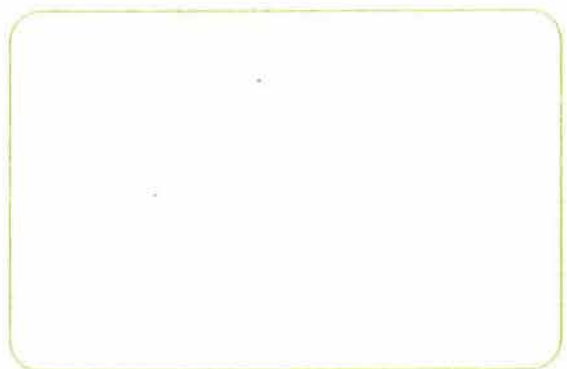
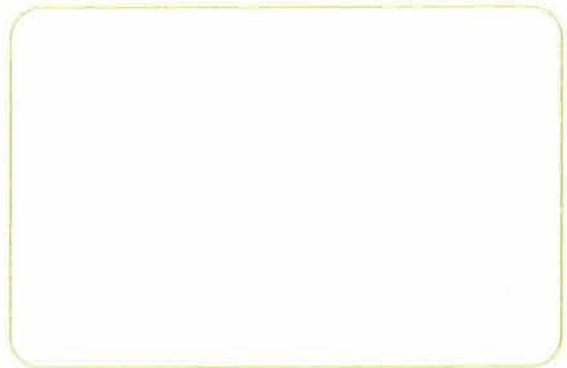
It is important for both City officials and residents alike to understand the relationship between the Master Plan and the Zoning Ordinance. The Michigan Planning Enabling Act (Act 33 of 2008) authorizes communities to develop a Master Plan, which establishes a long-term vision for land use and development. In turn, the Michigan Zoning Enabling Act (Act 110 of 2006) provides the legal framework for creating zoning ordinances that implement and enforce the goals set forth in the Master Plan.

Future Land Use Map



Future Land Use Map Principles

-  Single Family Detached
-  Single Family Attached
-  Multiple Family
-  Manufactured Home Park
-  Local Commercial
-  General Commercial
-  Office
-  Mixed Use
-  Mixed Office and Commercial
-  Technology and Research Park
-  Public and Semi-Public
-  Railroads



The Rezoning Process

Application - The parcel owner or representative submits an application for rezoning to the City offices.

1

Public Hearing - Once the application is processed and a notice is published, the Planning Commission holds a public meeting on the rezoning and hears input from neighboring property owners or interested residents.

2

Planning Commission Recommendation - After public comment is received and the rezoning has been reviewed in accordance with the Master Plan, the Planning Commission then forwards a recommendation of approval or denial of the rezoning to City Council for a final decision.

3

City Council Action - At the next City Council meeting following the recommendation from the Planning Commission, the City Council decides whether to accept the deny the proposed rezoning request. The council is not required to follow the Planning Commission's request, however the final decision must be based on criteria outlined in the Master Plan.

4

- ◆ A Rezoning or Map Amendment is:
 - ◆ Generally parcel-specific
 - ◆ Can be initiated by a property owner or by City staff
 - ◆ Must be in line with the adopted Future Land Use map as part of the Master Plan
 - ◆ A multi-step approval process that includes a public hearing and recommendation by the Planning Commission, and final approval by the City Council
- ◆ City Council has the authority to grant or deny a proposed rezoning or zoning map amendment
- ◆ Additional rezoning considerations include:
 - ◆ The parcel's capacity to handle uses allowed in the new zoning district
 - ◆ Development trends in the area, and the potential impact of the new zoning district on surrounding properties
 - ◆ Whether there is a clear demand for uses that are allowed within the new zoning district, and if there would be a clear community benefit should the rezoning be approved
 - ◆ Whether the rezoning will help accomplish goals and objectives established within the Master Plan.

SINGLE FAMILY DETACHED

Single Family neighborhoods are located throughout the entirety of Southgate and make up a majority of land uses (50%) within the City. The Single Family Detached category is intended to preserve the quality of existing residential neighborhoods while recognizing the need for other uses to support the quality of life within while preserving the overall community character. Compatible land uses for this category include detached residential homes and ancillary uses which support the residents of each neighborhood such as parks and open space and community support facilities such as churches, schools, and public buildings.

SINGLE FAMILY ATTACHED

The Single Family Attached category is intended to promote a variety of single-family housing styles, including townhomes and attached condominiums to serve as an additional housing option for Southgate residents, and in certain situations to serve as a transitional buffer between single family neighborhoods and land uses which may generate greater amounts of traffic, such as commercial businesses.

MULTIPLE FAMILY

The Multiple Family land use category primarily includes multi-family apartment buildings, but can also encompass group living arrangements such as independent and assisted living facilities, as well as convalescent care homes. These areas are largely occupied by existing apartment complexes. By providing more affordable housing choices, multiple-family developments serve as a valuable and affordable alternative to conventional single-family detached residences.

MANUFACTURED HOME PARK

The Manufactured Home Park category is designated for the development of manufactured or mobile home communities situated within a unified park-like environment. It is characterized by the presence of multiple manufactured housing units located on a single parcel of land, typically arranged to foster a sense of community. Ancillary uses, such as leasing or sales offices, recreational amenities, and community facilities, are commonly integrated to support the residential function of the park.





LOCAL COMMERCIAL

The Local Commercial land use category encompasses areas within the City that support retail and service establishments meeting everyday convenience needs of residents and visitors alike. Compatible land uses include, but are not limited to banks, florists, convenience stores, and personal service providers. It's important to recognize that local commercial uses may also be suitable in areas identified as Mixed Use or Mixed Office and Commercial on the Future Land Use Map. Appropriate screening measures between land uses within this category and nearby residential uses should also be incorporated.

GENERAL COMMERCIAL

The General Commercial land use category covers areas occupied by larger retail businesses that offer goods typically purchased less frequently. General Commercial uses include, but are not limited to gas stations, large stand-alone retailers, restaurants, and extensive retail strip centers anchored by multiple major tenants such as department stores and large supermarkets. Several of the City's largest shopping centers fall under this designation. The most significant concentrations of General Commercial land are located along Fort Street in the southeastern corner of the City, as well as near the intersection of Northline and Allen Roads in Southgate's northwestern area. Land uses within this category should be easily accessible along major thoroughfares, with appropriate residential screening measures.



OFFICE

Appropriate uses within the Office land use category include financial institutions, medical offices, professional service providers, and similar uses dedicated to business operations. This category encompasses both single-tenant professional buildings and larger multi-tenant office complexes. As with local and general commercial uses, office developments may also be suitable within areas identified as Mixed Use or Mixed Office and Commercial on the Future Land Use Map.



MIXED USE

The Mixed Use land use category is characterized by a combination of land use types that compliment each other within a specific area. This category may include a single development that features a mix of uses on the same property, or may also characterize an area of separately owned properties featuring a mix of land uses, complimented with multiple family housing options.

A major goal of the Mixed Use category is to provide additional affordable housing and retail/service options to the community. To achieve this goal, a mixed use overlay zoning district will be created, allowing a mix of uses and building form that may not be permitted under conventional zoning regulations to provide a greater amount of development flexibility.

The entire length of Dix Toledo Road, Eureka Road, Northline Road, and Fort Street have been designated as Mixed Use. At present, these major thoroughfares feature a wide variety of land uses including single family homes, offices, local and general commercial businesses, regional shopping centers, and semi-public uses.

Generally, the land uses within the corridor compliment each other, and therefore, the Future Land Use Plan envisions that the corridor maintain its mix of land uses. However, steps must be taken to create a unique identity and foster cohesiveness within each corridor in order to strengthen its position within the region. Developing a unique theme for the corridors, implementing streetscape improvements, and requiring adherence to uniform design guidelines are specific recommendations that can help achieve this goal.

MIXED OFFICE AND COMMERCIAL

Similar to the Mixed Use category, the Mixed Office and Commercial land use designation features a combination of complementary land uses within a defined area. However, the Mixed Office and Commercial category is intended to be primarily occupied by office and commercial uses, with no residential uses. This designation has been applied to properties with frontage along several of Southgate's major transportation corridors, including Northline Road, Dix Toledo Avenue, and Fort Street.

TECHNOLOGY AND RESEARCH PARK

This land use category is defined by a campus-style setting designed to support high-tech industries and functions. Typical uses include light manufacturing, telecommunications, medical diagnostic and treatment facilities, office operations, and similar uses. Developments within a Technology and Research Park often involve related activities, promoting collaboration and enhancing the overall success of the area.

Key features of effective campus-style site design include controlled and convenient access points, service areas located along the sides or rear of buildings, well-planned visitor parking and internal circulation.





The screening of outdoor storage, workspaces, and mechanical equipment should also be prioritized. Site design should emphasize the main building entrance and include thoughtful landscaping. To avoid repetitive building facades and promote visual interest, a mix of building and parking setbacks is encouraged. Structures should be positioned on landscaped "turf islands," ensuring that the office portion of each building does not directly border paved parking areas. A landscaped buffer of at least five to seven feet should separate parking areas from building entrances. Building setbacks should be scaled appropriately to the size of the structure and take into account the character of surrounding development.

Lands designated for this use are primarily located in the northwestern section of the City, along Reeck Road and near I-75. The Technology and Research Park area benefits from high visibility from I-75, proximity to the Northline Road/I-75 interchange, and access to a nearby rail line.

PUBLIC AND SEMI PUBLIC

The Public and Semi-Public land use category includes both developed and undeveloped properties owned or operated by governmental entities, public agencies, and semi-public institutions. This category covers a range of uses such as schools, municipal facilities, religious institutions, parks, golf courses, and recreational areas. It is a goal of the City to continue maintaining and improving these areas when appropriate in order to maintain the quality of life Southgate residents deserve.

ZONING PLAN

The following table lists each future land use category with the associated zoning districts in the City of Southgate Zoning Ordinance, at the time of the adoption of the Master Plan. The table designates which zoning district is anticipated to be compatible with the Master Plan. The table is a guide, not a set menu, since unforeseen circumstances may occur between the adoption of this plan and a rezoning request.

Future Land Use Category	Zoning District
Single Family Detached	RE, Residential Estate
	R-1, One Family Residential
	R-1A, One Family Residential
	R-1B, One Family Residential
Single Family Attached	R-2, Two Family Residential
Multiple Family	R-2, Two Family Residential
	RM, Multiple Family Residential
Manufactured Home Park	MH, Mobile Home Park
Local Commercial	RO-1, Restricted Office
	C-1, Community Business
General Commercial	C-2, General Business
	C-3, Thoroughfare Service
Office	RO-1, Restricted Office
Mixed Use	R-2, Two Family Residential
	RM, Multiple Family Residential
	C-1, Community Business
Mixed Office and Commercial	RO-1, Restricted Office
	C-1, Community Business
	C-2, General Business
	C-3, Thoroughfare Service
Technology and Research Park	M-1, Light Industrial
Public and Semi Public	RE, Residential Estate
	R-1, One Family Residential
	R-1A, One Family Residential
	R-1B, One Family Residential
	R-2, Two Family Residential
	RM, Multiple Family Residential
	RO-1, Restricted Office
	C-1, Community Business
	C-2, General Business
	C-3, Thoroughfare Service