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REZONING ANALYSIS
City of Southgate

Applicant:	Rich Oliver
Property Address:	16600 Fort Street (1 acre)
Current Zoning:	M-1, Light Industrial Research District(Conditionally)
Action Requested:	Rezoning of the subject property a portion (Split) of the parcel back to C-2, General Business
Required Information:	The required information for a rezoning request has been provided.

DESCRIPTION

The applicant is requesting a 1-acre rezoning of part of the Michigan Vehicle Solutions site located at 16600 Fort Street. The MVS site is currently conditionally zoned M-1, Light Industrial Research in order to allow for the approved company that retro-fits vehicles. As the Planning Commission is aware, the previously approved this facility for only this type use.

The applicant is now intending to split off a 1-acre parcel fronting Fort Street, the location of the former used car sales office and now MVS to C-2 to allow for the development of a new car wash facility.

If the City approves the rezoning the applicant will be required to submit a detailed site plan for review and approval by the Planning Commission. At that time, we will review specific design requirements such as landscaping, lighting, circulation and building elevations.

ZONING PROCEDURE

A public hearing is required to be held by the Planning Commission before making a recommendation on the proposed rezoning. Following a recommendation by the Planning Commission the City Council will make a final determination on the rezoning.

Following a public hearing, the Planning Commission will deliberate on the merits of the rezoning and then make a recommendation to the City Council regarding the proposed rezoning.

Figure 1. Aerial Photograph of Subject Site



CONCPETUAL PLAN

The applicant has submitted a conceptual plan of the car wash, however if the rezoning is approved a detailed site plan will be required for review by the Planning Commission. Based on the conceptual site plan submitted we note the following:

1. The parcel will be one (1) acre and be located at the southeast corner of the site.
2. One new access point on Fort Street will be constructed, no other access drives will be permitted.
3. The use will be a drive thru car wash with vacuums.
4. All elements of the exterior walls of the building will meet the standards of the Southgate Zoning Ordinance.
5. No outdoor storage is permitted.
6. All other City of Southgate Ordinances shall apply.

NEIGHBORING ZONING, LAND USE AND MASTER PLAN

Adjacent zoning, land uses, and master plan designations are summarized in the chart on the following page:

Adjacent Properties			
	Existing Use	Zoning	Master Plan
Subject Site	Small Vacant Used Car Sales Office	M-1, Conditional Light Industrial/Research	General Commercial
North	MVS Parking Area	M-1, Conditional Light Industrial/Research	General Commercial
East	Gas Station	C-2 General Business	General Commercial
West	Vacant	C-2, General Business	General Commercial
South	Kroger	C-3, Thoroughfare Service	General Commercial

The Master Plan designates this area and the surrounding as General Commercial. The General Commercial land use category includes land area occupied by retail users offering commodities which are normally purchased at infrequent intervals, and for which the consumer may "shop around". Such uses include but are not limited to gas stations, large single-use retailers, restaurants, and larger retail strip developments that contain two (2) or more retail/commercial anchors including department stores and large-scale supermarkets.

The proposed car wash consistent with the future land use classification, the site plan to be provided by the applicant will help to mitigate on-site impacts and limits the use on the site which will not allow other more intensive commercial uses be developed. The improvement of the empty building and site should spur additional commercial development along Fort Street which is clearly a positive impact for the surrounding properties.

In addition, one of the goals (Goal 4) of the City of Southgate Master Plan is to *maintain the existing commercial base and encourage commercial development that satisfies local market needs and provides a positive contribution to the local tax base*. The proposed rezoning would allow for a new commercial use to be redeveloped into a productive use adding to the community's tax base and improving the overall aesthetics of the area.

Summary of Findings: *The proposed rezoning from M-1 to C-2 is in conformance with the City of Southgate Master Plan specifically the future land use plan. The proposed rezoning for is car wash is also consistent with the Goal 4 outlined in the City of Southgate Master Plan.*

INTENT OF PROPOSED AND EXISTING ZONING / PERMITTED USES

The intent of the C-2, General Business district is to provide sites for more intense, thoroughfare-oriented business types which would often be incompatible with the more restricted retail commercial uses in the C-1, Community Business District.

The intent of the current M-1, Light Industrial-Research District is to accommodate certain light industrial, technical research and product development facilities. All such uses permitted in the District are intended to be compatible with one another. In this particular case however, the site was conditionally zoned to M-1 solely for the use of MVS. Other light industrial uses are not permitted.

Average daily traffic counts along this portion of Fort Street (2012 MDOT) are between 33,000 and 42,600 vehicle trips per day. In addition, this portion of Fort Street is zoned to accommodate both General Business (C-2) and Thoroughfare Service (C-3) uses.

Summary of Findings: *The proposed C-2 zoning is reasonable and compatible for this area of the City. The intent of the M-1, Light Industrial-Research district is to provide for light manufacturing and research uses within the limited areas zoned for such uses. The proposed use does not include light manufacturing and research processes.*

ESSENTIAL FACILITIES AND SERVICES

The sufficiency of the existing public services available to the parcel will be evaluated by the City Engineer.

Summary of Findings: *The adequacy of existing public facilities will be evaluated by the City Engineer during site plan review.*

SUMMARY OF FINDINGS

We recommend approval of the rezoning. The findings regarding the proposed rezoning are summarized as follows:

- 1) The proposed rezoning from M-1 to C-2 is in conformance with the City of Southgate Master Plan.
- 2) The proposed conditions are consistent with the Goal 4 outlined in the City of Southgate Master Plan.
- 3) Property alongside Fort Street will be reverted to C-2, General Business District for the car wash as intended.
- 4) The adequacy of existing public facilities will be evaluated by the City Engineer during site plan review.

We look forward to discussing this with you at the next Planning Commission meeting.