



innovative *by* nature

Bryan K. Barnett
Mayor

May 8, 2014

City Council

RE: Proposed Zoning Designation Change
I, Industrial to REC-W Regional Employment Center Workplace

Stephanie Morita
District 1

Dear Property Owner,

Adam Kochenderfer
District 2

This letter is to notify you of a proposed zoning change for your property. The City has recently adopted the M-59 Corridor Plan which is a plan for the future growth and development of our business, industry, and technology district. The plan area is bounded by Auburn Road on the south and the Clinton River Trail on the north, and Adams road on the west and Livernois Road on the east. This area includes our industrial parks.

Greg Hooper
District 3

Thomas W. Wiggins
District 4

At this time the City is amending the Zoning Ordinance to implement the recommendations of the plan. As part of those amendments we are creating a new REC-W zoning district, and we are proposing to rezone our industrial parks from I, Industrial zoning to the new REC-W zoning.

Kevin S. Brown
At-Large

Mark A. Tisdell
At-Large

I'm sure at this point you are wondering what the implications are of this zoning change for you, as a property owner or tenant. I'm glad to be able to say that this proposed zoning change will be a benefit to you. As part of this change, we are proposing to:

Michael Webber
At-Large

- Allow for more administrative approvals – making the zoning approval process quicker for more redevelopment activities
- Allowing the same uses that are permitted in the I district, meaning there will be no change in what you can do in your building
- Reduce minimum setback requirements to allow our existing businesses to grow in place should they need to expand
- Reduce minimum parking requirements

There will be a public hearing for the proposed amendment on May 20, 2014 at 7pm in the auditorium at Rochester Hills City Hall, 1000 Rochester Hills Drive. Once the Planning Commission recommends approval of the amendments they will be sent to City Council for review and approval.

If you have questions or would like a copy of the proposed amendments, please contact the Planning Department at 248-656-4660 or email me at breuckmanj@rochesterhills.org.

Sincerely,

James Breuckman, AICP, Manager of Planning
Planning and Economic Development Department

cc: Ed Anzek, AICP, Director of Planning and Economic Development