



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2014-0099 V3

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: May 23, 2014

SUBJECT: Acceptance for First Reading – An Ordinance to amend Chapter 138, Zoning of the Code of Ordinances

REQUEST:

To accept for First Reading amendments to various Sections of Chapter 138, Zoning, of the Code of Ordinances.

BACKGROUND:

The Regional Employment Center (REC) was identified in the 2007 Master Land Use plan for the area generally bounded by the Clinton River Trail and Auburn Road, and between Livernois and the west City boundary. This area contains the majority of the City's industry and technology uses. The M-59 Corridor Plan was completed in 2012 and provided detailed recommendations for the future development of the REC. Staff has prepared zoning amendments to implement the recommendations of the M-59 Corridor plan.

The amendment would create four REC districts – REC-W – Workplace, REC-M – Mixed Use, REC-C – M-59 Corridor, and REC-I - Interchange. Please refer to the attached ordinance and map for further details and location of the proposed REC districts. At this time, the only amendments that are proposed to the zoning map are to rezone properties currently zoned I – Industrial to REC-W. Property owners would have to request rezonings to the other three REC districts in accordance with the M-59 Corridor Plan Development Plan Map.

In addition to incorporation of the REC district, Staff has proposed other minor amendments to accomplish the goal of easing the process for existing businesses to grow in place. These amendments would allow Staff greater ability to grant administrative site plan approval for building expansions, along with easing some other regulations such as loading requirements which have proven burdensome and unnecessary, in Staff's opinion.

The City's Planning Commission recommended approval of the proposed amendments at a Public Hearing on May 20, 2014 after also reviewing the proposed amendments at its April 15, 2014 meeting. Minutes from those meetings are included.

The changes to each Section are outlined in the attached Ordinance by underlines or strikeouts, and Staff will be present to answer any questions regarding the proposed amendments.

RECOMMENDATION:

That City Council accept for First Reading Amendments to sections of Chapter 138, Zoning, of the Code of Ordinances, as defined in the attached Ordinance.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		