



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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[www.rochesterhills.org](http://www.rochesterhills.org)

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Legislative File No: 2014-0010 V2

**TO:** Mayor and City Council Members

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

**DATE:** February 21, 2014

**SUBJECT:** Request for Rezoning – G&V Investments, LLC, Applicant

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**REQUEST:**

The applicant has requested that City Council rezone four parcels of land totaling approximately 27 acres, located on the east side of Rochester Road between Avon and Hamlin, including 3.56 acres (Parcel No. 15-23-152-022) from B-2, General Business with an FB-2, Flexible Business Overlay and a Planned Unit Development Overlay to RM-1, Multiple-Family Residential with an FB-2, Flexible Business Overlay and 23.9 acres (Parcel Nos. 15-23-152-023, 15-23-301-002 and 15-23-300-035) from B-2, General Business with an FB-2, Flexible Business Overlay and a Planned Unit Development (PUD) Overlay to O-1, Office Business with an FB-2, Flexible Business Overlay (property formerly known as City Place owned by G&V Investments). At its January 21, 2014 meeting, the Planning Commission recommended denial of the rezoning request.

**BACKGROUND:**

The applicants appeared before the City Council in October 2013 with a request to abandon the City Place PUD, which subsequently expired in November 2013. After deliberations, Council referred the matter back to the Planning Commission to make a recommendation for the zoning for the property.

The Planning Commission held a public hearing for discussion only on December 17, 2013 to get input from the residents, staff and the Planning Commission. Minutes from that meeting are attached. A formal application was made by the applicants for the above request on December 27, 2013, and concurrently, City staff filed a separate rezoning application with a different request as described in 2010-0094 V8 also on the agenda.

Another public hearing for the two rezoning requests was held on January 21, 2014, at which the Planning Commission recommended approval of the City's request for the zoning to be R-4 with an FB-2 Overlay and recommended denial of G&V's request for an underlying zoning of RM-1 and O-1 with an FB-2 Overlay. Minutes from that meeting are also attached. Staff and the applicants for G&V will be present to answer any questions.

**RECOMMENDATION:**

Staff and the Planning Commission recommend that City Council denies for first reading an amendment to Chapter 138, Zoning, of the Code of Ordinances to rezone 15-23-152-022 to RM-1 with an FB-2 Overlay and 15-23-152-023, 15-23-301-002 and -15-23-300-035 to O-1 with an FB-2 Overlay.

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<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
Department Review		
Department Director		
Mayor		
City Council Liaison		

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