



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
248.656.4630  
[www.rochesterhills.org](http://www.rochesterhills.org)

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Legislative File No: 2022-0109 V2

**TO:** Mayor and City Council Members

**FROM:** Sara Roediger, Director of Planning and Economic Development, ext. 2573

**DATE:** March 15, 2022

**SUBJECT:** Acceptance for First Reading – Ordinance to add a Temporary Moratorium on the Flex Business (FB) Overlay District Chapter 138, Zoning, of the Code of Ordinances

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**REQUEST:**

Accept for First Reading for an ordinance to add Section 138-8.800, a Temporary Moratorium to Chapter 138, Zoning, of the Code of Ordinances, to establish a 180 day moratorium on the City's processing and acceptance of applications and plans for development, improvement or the alteration of land under Article 8 Flex Business Overlay Districts (FB-1, FB-2 and FB-3) of the zoning ordinance.

**BACKGROUND:**

As discussed with the Planning Commission and City Council at the joint meeting in January, staff has been evaluating various zoning districts in the City. It became clear at that meeting that there were many questions and concerns about the success of the Flex Business Districts. In order to give the City time to review the districts without the potential of new developments being proposed under regulations that may be changed, a moratorium is being proposed for six months to "pause" development under this development option. During this time, staff and consultants will work with the Planning Commission to prepare amendments to the district including but not limited to building height, density of development, compatibility with residential development, parking, and generally whether the Flex Business Overlay Districts are appropriately located and are accomplishing the intended goals and objectives of fostering and encouraging vital, vibrant, and sustainable mixed use developments, incorporating flexible, diverse, and creative development concepts.

A letter describing the proposed moratorium was mailed to all of the property owners within the FB overlay district. That letter, along with comments we have received from the public thus far are attached.

The Planning Commission held the required public hearing on March 15, 2022 and has forwarded a positive recommendation to City Council. Public comments are included in the minutes. Council will ultimately approve or deny any proposed amendments to the zoning ordinance that staff will present after further study conducted during the moratorium.

**RECOMMENDATION:**

Staff and the Planning Commission recommend that City Council accepts for First Reading an Ordinance to add Section 138-8.800, a temporary moratorium on the City's processing and acceptance of applications and plans for development, improvement, or the alteration of land under Article 8 Flex Business Overlay Districts (FB-1, FB-2 and FB-3) of Chapter 138, Zoning of the Code of Ordinances as identified in the attached Resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney     Yes     N/A