



Planning and Economic Development

Sara Roediger, AICP, Director

From: Sara Roediger
 To: Planning Commission
 Date: September 14, 2022
 Re: Proposed rezoning of Cloverport properties

At their regular meeting of August 29th, the City Council unanimously resolved to refer parcels 15-15-429-026, 15-15-429-027, and 15-15-405-004 to the Planning Commission for their consideration to rezone from Industrial to Single Family Residential ([2022-0393](#)). While minutes for that meeting are not ready at this time, the discussion can be viewed on the City YouTube channel [here](#).

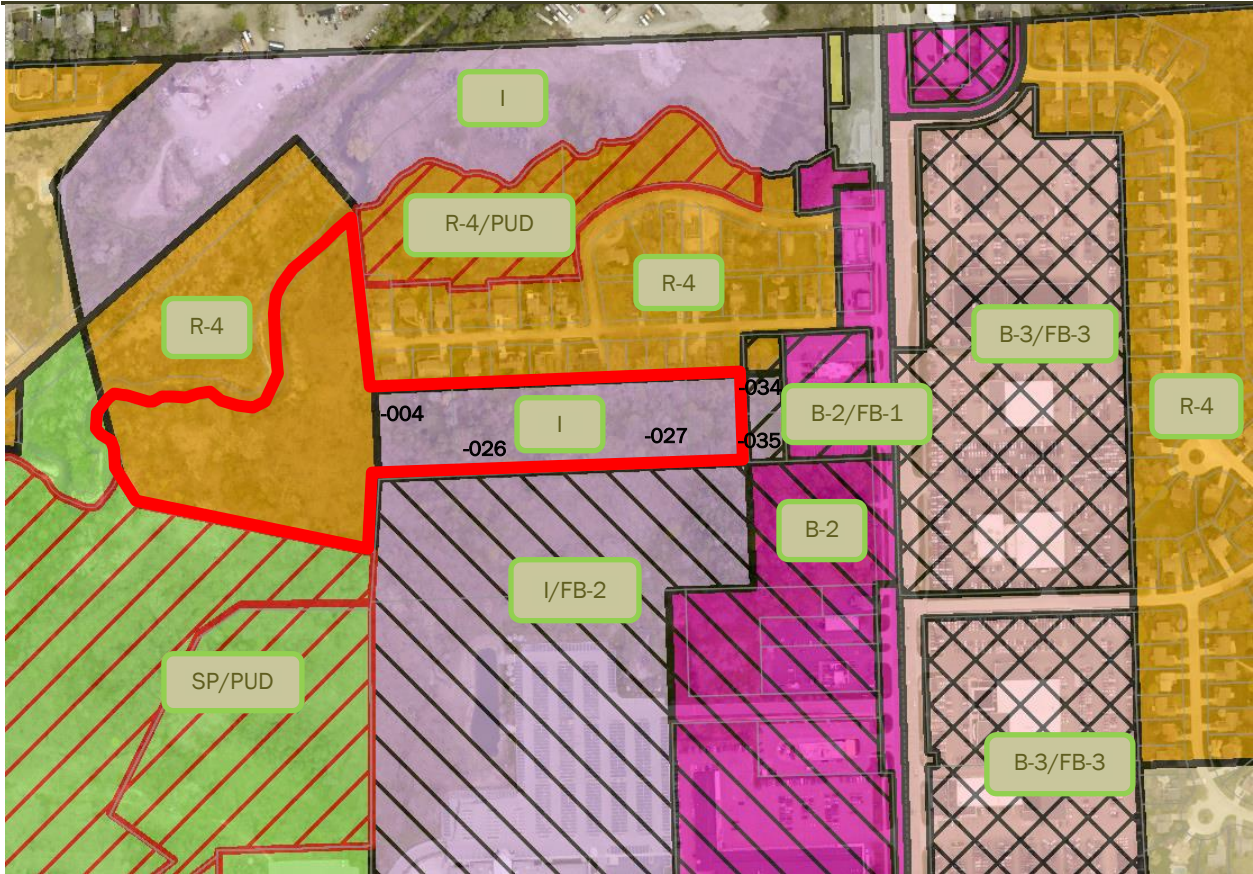
These properties were discussed many times over the last several months as part of the review of the City’s FB Flex Business Overlay Districts. It was noted that the existing Industrial zoning designation was generally not harmonious with the surrounding zoning designations, not consistent with any other uses in the area and could potentially render the properties unusable since there was no other similarly zoned industrial properties to provide adequate access. In addition, the noted properties also back into existing single family homes and City owned open space properties.

Noting these concerns, the Council adopted the resolution for consideration to direct the Planning Commission to consider a rezoning to residential to allow access to the properties from Cloverport and that would allow for development that would be more harmonious with the surrounding land uses.

In addition to the parcels identified by the City Council, staff also recommends the addition of parcels 15-15-429-034 (south portion) and 15-15-429-035 for consideration. A summary of each of the parcels, along with the Zoning Map and adopted Master Land Use Plan are provided below for the Planning Commission to consider. At the upcoming Planning Commission meeting, City Staff will be prepared to discuss the noted properties with the Commission and determine the recommended course of action moving forward.

Parcel	Acreage	Zoning	Existing Land Use	Ownership	Future Land Use
15-15-405-004	7.42 (1 ac. aprox. area to be rezoned)	Split zoned: mostly R-4 Single Family Residential, easternmost area Industrial	Open Space	City of Rochester Hills	Park/Public Open Space
15-15-429-026	3.00	Industrial	Vacant		Residential 4
15-15-429-027	0.78	Industrial	Vacant		Residential 4
15-15-429-034	0.46 (0.24 ac, aprox. area to be rezoned)	Split zoned: north half R-4 Single Family Residential, south half Industrial, all with FB-1 Flex Business Overlay currently, proposed to be removed from north half	Vacant	Shared ownership with Rochester Self Storage, LLC	Residential Office Flex
15-15-429-035	0.29	Industrial, all with FB-1 Flex Business Overlay	Vacant	Shared ownership with Gold Star Restaurant	Residential Office Flex

Zoning Map



Master Land Use Plan

