



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2020-0446 V2

TO: Mayor and City Council Members

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

DATE: November 27, 2020

SUBJECT: Acceptance for First Reading – Ordinances to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to amend various Sections regarding parking in multiple-family districts, as described in the attached Ordinance, City of Rochester Hills, Applicant

REQUEST:

Accept for First Reading an Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to amend Sections 138-8.600.A, 138-8.604, 138-11.204, Table 14, and 138-11.302 to replace the reduced FB minimum parking requirements with a reference to the Article 11 minimum parking requirements, to delete minimum parking requirements as a modifiable standard in the FB district, to increase the multiple family visitor space requirement and to exclude garage, carport and driveway spaces from counting as required visitor spaces, to copy standards for tandem parking spaces from Section 138-6.406 to apply to all residential districts and to ensure consistency across various ordinance sections; to repeal conflicting or inconsistent ordinances and prescribe a penalty for violations.

BACKGROUND:

The proposed amendment was drawn up by the City's consultants, Giffels Webster, after receiving input from the Planning Commission and doing extensive research of parking required for recent multiple-family developments in the City and from comparisons for similar parking required nationwide and for local communities. Please see the attached memos from Giffels Webster addressing parking standards and trends for multiple-family developments. The Planning Commission had been concerned about the intensity of multiple-family development and associated parking provided. The recommended amendment requires more visitor parking and excludes counting spaces in garages, carports and driveways as visitor spaces.

The matter was discussed at several Planning Commission meetings, and a public hearing was held at the November 17, 2020 meeting. The Planning Commission unanimously recommended approval of the proposed Ordinance amendment.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council accepts for First Reading an Ordinance to amend Chapter 138, Zoning of the Code of Ordinances as identified in the attached Resolution.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A

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