



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2010-0094 V8

TO: Mayor and City Council Members

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

DATE: February 21, 2014

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

REQUEST:

To accept for first reading an amendment to of Chapter 138, Zoning, of the Code of Ordinances to rezone four parcels of land totaling approximately 27 acres (Parcel Nos. 15-23-152-022, 15-23-152-023, 15-23-301-002 and 15-23-300-035), located on the east side of Rochester Road between Avon and Hamlin from B-2, General Business with an FB-2 Flexible Business Overlay and a Planned Unit Development (PUD) Overlay to R-4, One Family Residential with an FB-2 Flexible Business Overlay district (property formerly known as City Place owned by G&V Investments).

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 receive input from the residents, staff and the Planning Commission. Minutes from that meeting are attached. Subsequently, a formal application was made by staff for the above request and on December 27, 2013 a separate application with a different rezoning request was also made by the owners of the property, G&V Investments. The applicant's request is described in 2014-0010 V2, also on the agenda.

Another public hearing for the two rezoning requests was held on January 21, 2014, at which time 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 included, as is an ordinance amendment. Staff and the applicants for G&V will be present to answer any questions.

RECOMMENDATION:

That City Council accepts for first reading an amendment to Chapter 138, zoning, of the Code of Ordinances to rezone parcel nos. 15-23-152-022, 15-23-152-023, 15-23-301-002 and 15-23-300-035 to R-4, One Family Residential with an FB-2, Flexible Business Overlay district.

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

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