



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2019-0597 V2

TO: Mayor and City Council Members

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

DATE: January 17, 2020

SUBJECT: Acceptance 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 rezone .37 acres, portions of Parcel Nos. 15-22-226-021 and 15-22-226-014 located at the southwest corner of Rochester and Avon Roads from B-3 Shopping Center Business to B-5 Automotive Service Business for Speedway, Robert Sweet, McBride Dale Clarion, 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 rezone .37-acre of land (.12 acre of Parcel No. 15-22-226-021 and .25 acre of Parcel No. 15-22-226-014) from B-3 Shopping Center Business to B-5 Automotive Service Business to better accommodate an expansion of the Speedway gas station at the southwest corner of Rochester and Avon.

BACKGROUND:

The applicant plans to purchase .25-acre from the owner of the Winchester District shopping center to the south to facilitate an expansion of the outdated, small Speedway station and convenience store. During the review, it was discovered that a portion of the existing gas station (.12-acre) site, which was purchased by Speedway from a former credit union to the west in 2007, was never rezoned from B-3. To accommodate the proposed rebuild of the gas station and c-store, the subject areas must have B-5 zoning. The expansion was discussed when the Winchester District site plan went through an approval in 2017, and the .25-acre had been planned for the gas station use and cross access to the shopping center at that time. Site Plans for the new gas station and convenience store have been submitted to the Planning Department and are currently under review. Plans show the removal of two driveways closest to the intersection of Rochester and Avon and relocation of the other two to help with circulation and cross access. Please see the applicant's letter outlining the need for additional land for the proposed expansion.

At its December 17, 2019 meeting, the Planning Commission unanimously recommended approval of the rezoning of the subject parcels from B-3 to B-5.

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 to rezone a portion of two parcels of land at the southwest corner of Rochester and Avon from B-3 Shopping Center Business to B-5 Automotive Service Business.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A

i:\pla\development reviews\2019\19-038 1100 rochester road (portion) rezoning\cc mtg. 1-27-20\agenda summary first rezone.docx