



Planning and Economic Development

Ed Anzek, AICP, Director

From: Ed Anzek and Sara Roediger
To: Planning Commissioners
Date: 6/15/2016
Re: Proposed Zoning Ordinance Amendments for REC-I Districts

In conjunction with the City initiated rezoning of 24 parcels (the owners of which have been notified via the proposed rezoning), surrounding the Crooks Rd. and M-59 interchange, staff has undertaken the following zoning ordinance text amendments:

1. The proposed rezoning eliminate all property zoned B-4 Freeway Service Business District, as the REC-I replaces the intent of that district. As such all reference to the B-4 zoning district will be eliminated.
2. Re-evaluation of uses permitted in the current REC-I district to ensure all existing uses will be conforming and to maximize opportunities for development/redevelopment, for example, allowing for uses such as pet boarding facilities, nursery schools, private indoor recreation, light manufacturing uses, vehicle repair, warehousing, etc. consistent with surrounding zoning.
3. Elimination of a use table exclusively for REC districts (*Section 138-4.302*) and incorporating the districts into the existing use table (*Section 138-4.300*).
4. Reorganize the design standards for specific uses to be in alphabetical order, for ease in finding regulations.
5. Updating appropriate references to modified sections throughout the ordinance and table of contents.

As discussed in the rezoning staff report, the proposed text amendments will implement the recommendations of the City's Master Land Use Plan and M-59 Corridor Study, both of which can be found on the City's website at <http://www.rochesterhills.org/index.aspx?NID=205>.

As identified in Sec. 138-4.218 of the zoning ordinance, the REC-I district is intended to *"create a gateway into the REC district and the City at the Crooks and M-59 interchange. This area is not adjacent to existing residential development and has direct access to the regional road system, making it an appropriate location for higher intensity development, potentially with mixed land uses."*

If the Planning Commission agrees, below is a motion for consideration.

MOTION by _____, seconded by _____, the Rochester Hills Planning Commission hereby recommends to City Council approval of an Ordinance to amend Article 4 of Chapter 138, Zoning of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to modify uses in the REC-I Regional Employment Center - Interchange districts and delete the B-4 Freeway Service Business District, repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations.