



Planning and Economic Development

Sara Roediger, AICP, Director

From: Sara Roediger
To: Planning Commission
Date: November 15, 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](#)). Two of these parcels are privately owned, while one is owned by the City. While full minutes for that meeting are not ready at this time, the discussion can be viewed on the City YouTube channel [here](#).

At the September 14th Planning Commission meeting, the Planning Commission, pursuant to City Council direction, discussed the potential rezoning of the subject properties. The representatives of Rochester Self Storage LLC (property owners) and some of the abutting neighbors were also in attendance at the meeting. The property owners requested additional time to review the potential implications of the rezoning initiative. In response to the property owner's request, the Planning Commission motioned to postpone action for 60 days.

Since the September Planning Commission meeting, City Staff met with the representatives of Rochester Self Storage, LLC to discuss potential land use and zoning of the property. The property owners were originally set to bring information forward to the October Planning Commission meeting but determined additional time was necessary. City Staff has requested the information from the property owners several times leading up to the Planning Commission packet distribution but has not received any additional information.

The background for the proposed rezoning initiative is that the properties sent to the Planning Commission from the City Council were discussed many times as part of the extensive review of the City's FB Flex Business Overlay District. 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 appropriate access to the subject parcels. In addition, the noted properties also abut existing single family homes and City owned open space properties.

Noting these concerns, 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, upon review of the overall area, staff also recommends the addition of parcels 15-15-429-034 (south portion) and 15-15-429-035 for consideration of potential rezoning. A summary of each of the parcels, along with the Zoning Map and adopted Master Plan future land use designations are provided below for the Planning Commission to consider.

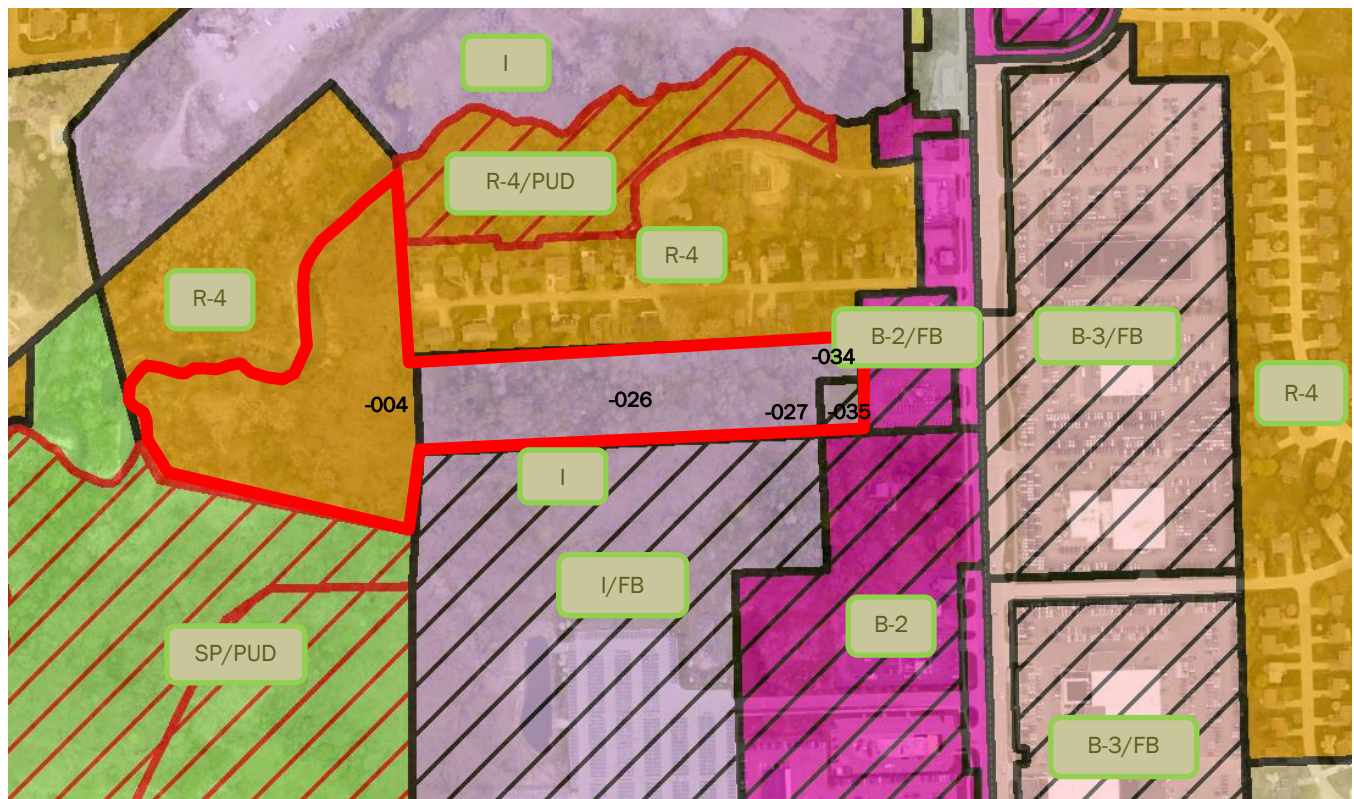
Given the direction from City Council, the abutting land uses, the surrounding zoning pattern and the City's Future Land Use Plan, City Staff recommends that the Planning Commission establish a public hearing to consider rezoning the

majority of the subject properties to the City's R-4 One Family Residential District with the one (1) property in common ownership (035) with the abutting business property along Rochester Road being rezoned to the B-2 District, consistent with the Rochester Road frontage. As always, at the upcoming Planning Commission meeting, City Staff will be prepared to discuss the noted properties with the Commission.

MOTION by _____, seconded by _____, to establish a public hearing for the Planning Commission's regular meeting of December 13, 2022, to consider rezoning the following parcels, 15-15-405-004, 15-15-429-026 and -027, 15-15-429-034, from R-4 Single Family Residential and I Industrial to R-4 Single Family Residential and to consider rezoning 15-15-429-035 from I industrial to B-2 General Business.

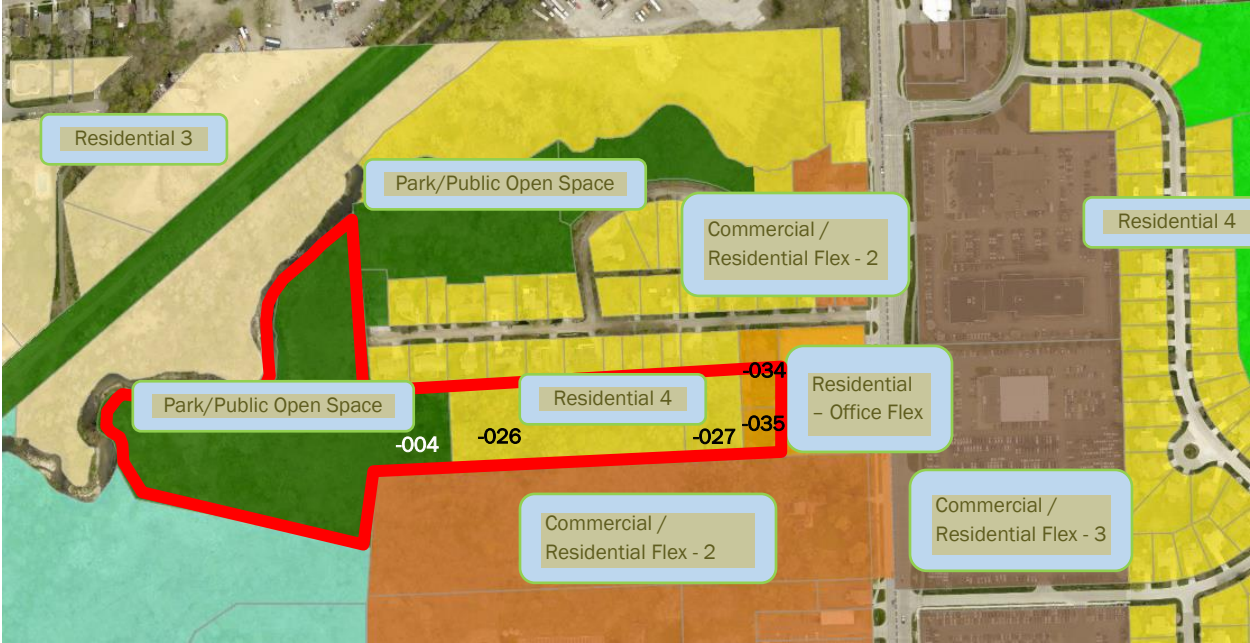
Parcel	Acreage	Zoning	Existing Land Use	Ownership	Future Land Use
15-15-405-004	7.42 (1 ac. approx. area to be rezoned)	Split zoned: mostly R-4 Single Family Residential, easternmost portion is Industrial	Open Space	City of Rochester Hills	Park/Public Open Space
15-15-429-026	3.00	Industrial	Vacant	Shared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

Zoning Map



Impacted Properties

Master Land Use Plan



Impacted Properties