



**Department of Planning and Economic Development**  
 Staff Report to the Planning Commission

October 27, 2011

<b>Request for Rezoning Recommendation</b>	
<b>REQUEST</b>	Rezoning from RE to R-1
<b>APPLICANT</b>	City of Rochester Hills 1000 Rochester Hills Drive Rochester Hills, MI 48309
<b>LOCATION</b>	West side of Dequindre, south of Washington
<b>FILE NO.</b>	05-042
<b>PARCEL NO.</b>	15-01-277-015 and 15-01-278-006
<b>ZONING</b>	RE, Residential Estate
<b>STAFF</b>	Jim Breuckman, Manager of Planning

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**Summary**

In 2006, the subject parcels were preliminarily approved under the R-1, One Family Residential standards for a ten-unit site condo development called Little Winkler Estates. The property owners allowed their approval to lapse due to economic conditions, and in 2009 the City adopted a new Zoning Ordinance and map that changed the zoning of the parcels to RE, Residential Estate. The R-1 district requires a minimum lot area of 20,000 square feet while the RE district requires a one-acre minimum lot area.

The property owner recently approached Staff to discuss moving forward with final site condominium approval and was told that the development had expired will need to go through a re-approval process. Due to the changed zoning, the number of potential units will be cut in half. In our review of the situation we examined surrounding development in Rochester Hills, the City of Rochester, and Shelby Township which have lot sizes similar to R-1 zoning (see the attached map). R-1 lots would be more compatible with surrounding development than the current RE zoning and therefore a rezoning back to the original R-1 designation would be more in line with existing development.

**Specific action requested for consideration by the Planning Commission is a Rezoning Recommendation to City Council.**

## **Background Information**

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At the October 4 meeting, a map of the surrounding subdivisions and parcels, including those in the cities of Rochester and Shelby Township was provided for reference. The parcels to the north are zoned R-1 and developed with homes, and the two parcels to the immediate west, zoned RE, are developed with homes on lots from one to two acres. The lots the City of Rochester to the south are developed with homes on parcels averaging one-third of an acre. The parcels on the east side of Dequindre in Shelby Township are platted for home sites with a minimum lot area of 12,000 square feet.

Given that the action to rezone the subject parcels from R-1 to RE was a City-initiated action, Staff is bringing forward this action to restore R-1 zoning to the site.

Rezoning considerations cannot include specific site plans, however, the property owner has indicated that he would like to bring forward for re-approval the Preliminary Plan that was approved in 2006 (with minor engineering changes).

## **Existing and Proposed Zoning Districts**

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Rezoning discussions must consider all uses that could be permitted under the new zoning district. In this instance, the list of uses permitted in the RE and R-1 district are identical, and the practical impact is the dimensional requirements that will be applicable to new development at the site.

The proposed location, if rezoned, would be surrounded on all sides by residential zoning and on three sides by parcels averaging ½ acre or less. It is Staff's opinion that this is an appropriate location for R-1 zoning.

## **Master Plan**

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The Future Land Use map calls for Residential Estate land uses at this site. However, in this instance, there are compelling reasons to consider deviating from the recommendation of the Plan. These reasons include the fact that existing residential development on lots 20,000 square feet or smaller already exists on three sides of the site, and that there was an approved plan for residential development using the old R-1 standards.

## **Recommendation**

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It is Staff's opinion that this is an appropriate location for R-1 zoning, and therefore we recommend that the Planning Commission recommend approval of the proposed rezoning request.

## Sample Motion

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 05-042, the Planning Commission recommends to City Council approval/denial of the request to rezone Parcel Nos. 15-01-277-015 and 15-01-278-006 (7.3 acres) from RE, Residential Estate, to R-1, One Family Residential District.

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