



**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: 2005-0192 V3

TO: Mayor and City Council Members

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

DATE: June 27, 2005

SUBJECT: First Reading – An Amendment to Chapter 138 of the Code of Ordinances to conditionally rezone 9 parcels from R-3 to RM-1, located east of John R and north of School Road, Metropolitan Property Management, Inc., applicant.

REQUEST:

The referenced application involves a request to conditionally rezone nine parcels located northeast of the corner of John R and School Roads from R-3, One Family Residential to RM-1, Multiple Family Residential. The total acreage of the subject parcels is 25.59. Parcel identification maps have been included in attached materials.

BACKGROUND:

The applicant appeared previously before the Planning Commission on two occasions requesting a rezoning from R-3, One Family Residential to RM-1 Multiple Family Residential. At the first meeting there was discussion regarding the merits of the request, the intended development and the full ranges of uses allowed in the RM-1 district, (see attached minutes for full discussion).

In response to the issues and concerns identified by the Planning Commission at the first meeting, the applicant revised their rezoning request to include conditions for the proposed project. The applicant included a draft development agreement offering conditions regarding the proposed rezoning, which are incorporated in the attached Addendum to the proposed rezoning, under tab two, Zoning Use Agreement.

After review of the proposed conditions and discussion regarding the merits of the request the Planning Commission recommended Denial of the proposed rezoning. Refer to the attached Conditional Rezoning Staff Report and the June 7, 2005 planning Commission Minutes for complete discussion.

RECOMMENDATION:

Staff and the Planning Commission Recommend Denial of the Conditional Rezoning Request.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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

Document3