



Department of Planning and Economic Development

Staff Report to the Planning Commission

June 12, 2015

2642-2652 Crooks Rd. Rezoning

REQUEST	Recommendation to City Council for requested Rezoning
APPLICANT	Keith Gretkierewicz Southeast Michigan Management Corp. 901 Wheatfield Dr. Lake Orion, MI 48362-3496
LOCATION	2642-2652 Crooks Rd., South of M-59
FILE NO.	15-009
PARCEL NO.	15-29-427-036
CURRENT ZONING	B-4 Freeway Service Business
REQUESTED ZONING	REC-W Regional Employment Center - Workplace
STAFF	Sara Roediger, AICP, Manager of Planning

In this Report:

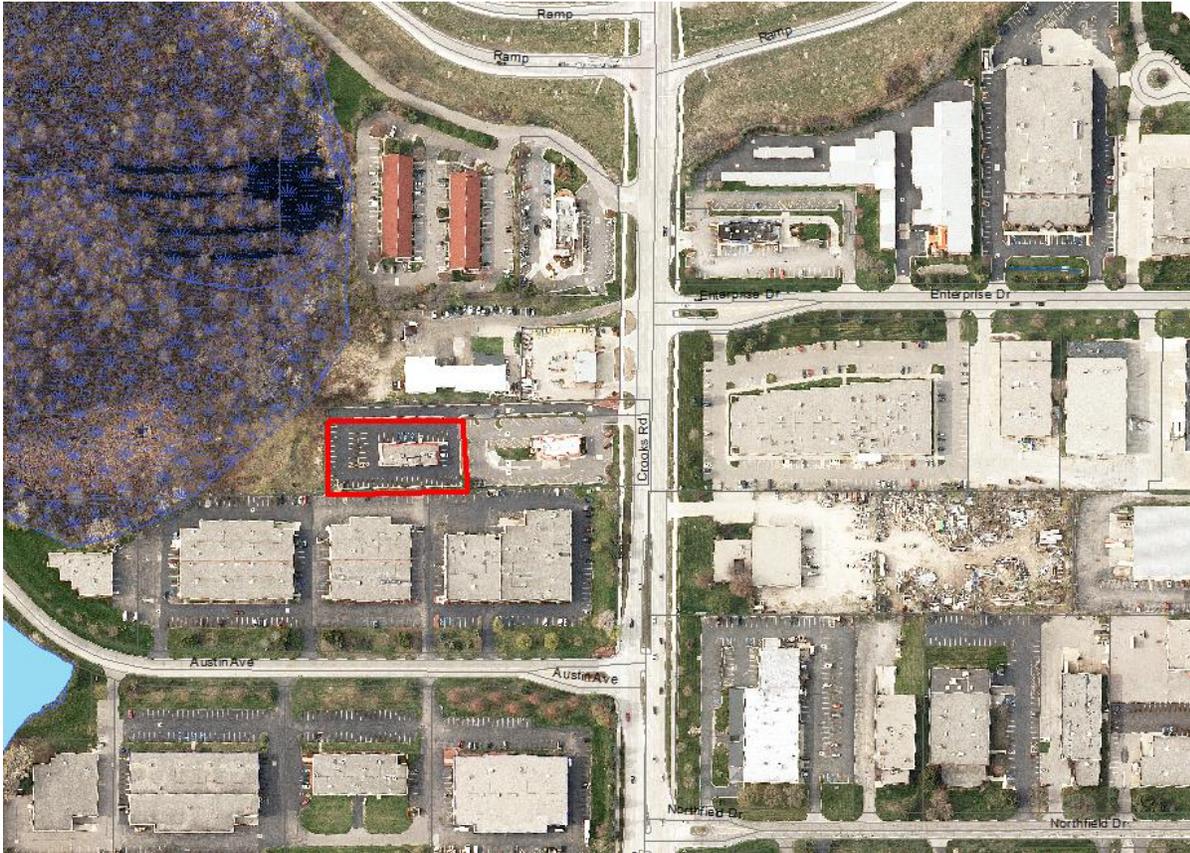
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Summary and Analysis

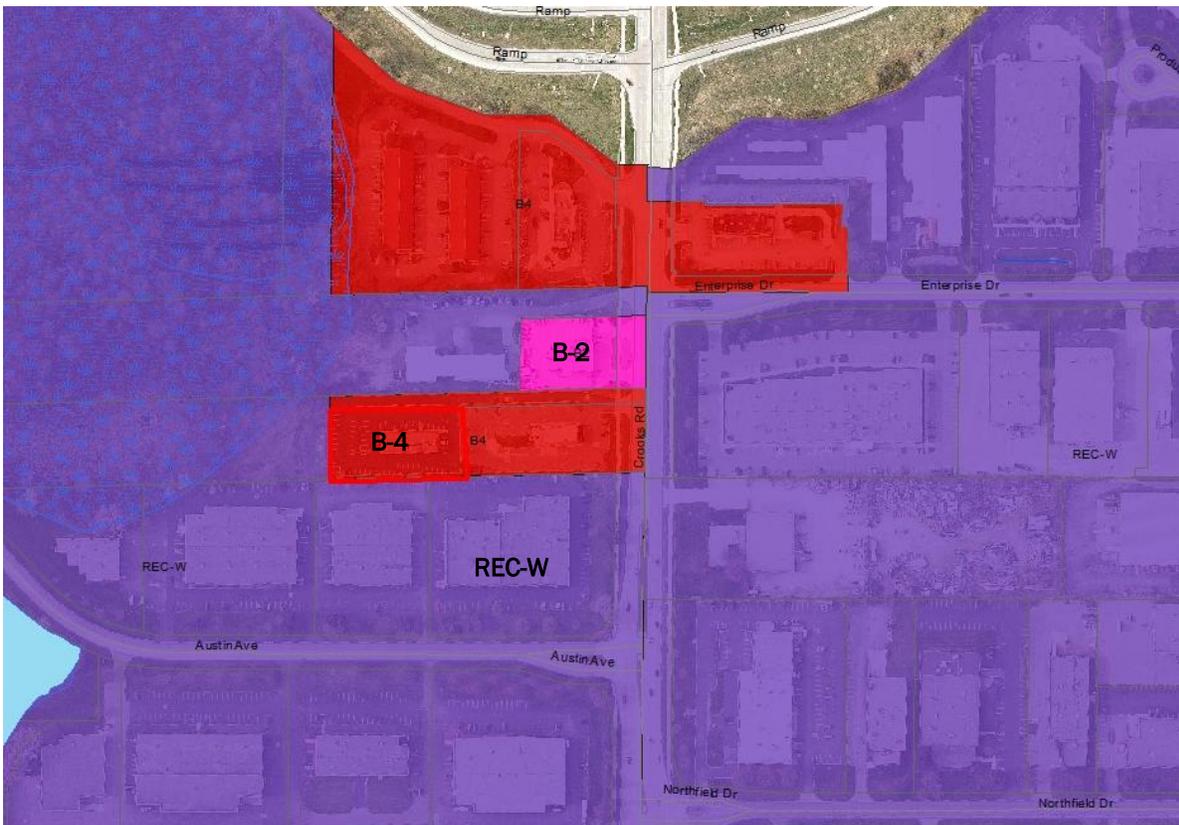
The proposed rezoning would change a 0.91 acre parcel just west of Crooks Rd. between M-59 and Auburn Road from B-4 Freeway Service Business zoning to REC-W Regional Employment Center Workplace. There are no changes proposed for the property at this time, as indicated in the application, the rezoning is requested to increase the likelihood of attracting a tenant who will use the property in a way that promotes the growth and vitality the City envisioned when REC-W was created.

	Existing Zoning	Existing Land Use	Future Land Use
Proposed Site	B-4 Freeway Service Business	Commercial building	Regional Employment Center
North	REC-W Regional Employment Center	Rochester Auto Repair	Regional Employment Center
South	REC-W Regional Employment Center	Various industrial/office buildings	Regional Employment Center
East	B-4 Freeway Service Business	YaYa's drive-through restaurant	Regional Employment Center
West	REC-W Regional Employment Center	Vacant	Regional Employment Center

Aerial Photograph



Current Zoning



Future Land Use



Master Land Use Plan Considerations

The Future Land Use Map calls for Regional Employment Center for this parcel and for all the surrounding parcels in this area. Several of the industrial parks to the east, west and south have recently been rezoned to REC-W. Many of the uses allowed in B-4 are allowed in REC-W, but REC-W allows a much wider range of technology, manufacturing and research uses as illustrated in the table below.

Comparison of Uses Permitted

The table below compares both the permitted and conditional uses permitted in both the exiting and proposed districts.

	Existing B-4 Freeway Service Business District	Proposed REC-W District
Permitted Use	Animal & Agriculture Uses 1. Raising & keeping of animals Community, Public & Recreation Uses 1. Colleges, universities, institutes of higher learning 2. Libraries & museums 3. Municipal buildings & uses 4. Places of worship 5. Privately operated recreational facilities on publicly owned park properties 6. Transit passenger stations 7. Essential utilities	Animal & Agriculture Uses 1. Pet boarding facilities 2. Raising & keeping of animals 3. Veterinary hospitals or clinics Community, Public & Recreation Uses 1. Libraries & museums 2. Municipal buildings & uses 3. Places of worship 4. Privately operated recreational facilities located on publicly owned park properties 5. Public utility buildings 6. Essential utilities

	Existing B-4 Freeway Service Business District	Proposed REC-W District
Permitted Use	<p>Commercial & Retail Uses</p> <ol style="list-style-type: none"> 1. Automotive gasoline service stations & associated retail uses 2. Health or exercise clubs 3. Restaurant, sit down 4. Retail sales establishments 5. Sales & service of food outdoors <p>Office & Service Uses</p> <ol style="list-style-type: none"> 1. Hotel, motel & residential inn 2. Medical offices & clinics 3. Professional offices <p>Temporary, Special Event & Other Uses</p> <ol style="list-style-type: none"> 1. Accessory buildings & uses customarily incidental to the permitted uses in this section 2. Roadside stands & markets & Christmas tree sales 3. Wireless telecommunication facilities 	<p>Commercial & Retail Uses</p> <ol style="list-style-type: none"> 1. Private indoor recreational facilities <p>Office & Service Uses</p> <ol style="list-style-type: none"> 1. Medical offices & clinics 2. Professional offices 3. Research & development &/or technical training, including data processing & computer centers <p>Industrial, Research & Technology Uses</p> <ol style="list-style-type: none"> 1. Assembly & machining operations when adjunct to research & development activities occurring at the same location 2. Automobile & machinery assembly plants 3. Building material storage & sales 4. Contractor's or builder's office including a storage equipment yard if related to the contracting or building business 5. Equipment & trailer rental facilities 6. Laboratories (experimental, film or testing) 7. Manufacture, compounding, processing, packaging or treatment of finished or semi-finished products, articles or merchandise where the external & physical effects are restricted to the site & will not impact neighboring land uses 8. Manufacture of scientific instruments, electrical or electronic prototypes & specialized display & exhibit materials 9. Media & entertainment production facilities 10. Painting & varnishing shops 11. Tool, die, gauge & machine shops 12. Vehicle collision repair & undercoating 13. Warehousing & wholesale establishments <p>Temporary, Special Event & Other Uses</p> <ol style="list-style-type: none"> 1. Accessory buildings & uses customarily incidental to the permitted uses in this section 2. Outdoor storage 3. Roadside stands & markets & Christmas tree sales 4. Wireless telecommunication facilities
Conditional Use	<p>Commercial & Retail Uses</p> <ol style="list-style-type: none"> 1. Alcoholic beverage sales (for on-premises consumption) accessory to a permitted use 2. Drive-through accessory to a permitted use 3. Restaurant, drive-in or drive-through 	<p>Animal & Agriculture Uses</p> <ol style="list-style-type: none"> 1. Kennels <p>Commercial & Retail Uses</p> <ol style="list-style-type: none"> 1. Alcoholic beverage sales (for on-premises consumption) accessory to a permitted use 2. Automotive service centers

	Existing B-4 Freeway Service Business District	Proposed REC-W District
Conditional Use		Industrial, Research & Technology Uses <ol style="list-style-type: none"> 1. Dry cleaning plants 2. Freight yards & terminals 3. Gun clubs (for-profit or not-for-profit) 4. Junkyards 5. Manufacture, compounding, processing or packaging of raw materials into finished or semi-finished products 6. Metal plating, buffing & polishing 7. Recreational vehicle storage yards 8. Tractor & trucking facilities, including storage & repair

Criteria for Amendment of the Official Zoning Map

Section 138-1.200.D. sets forth the criteria for consideration by the Planning Commission and City Council in making findings, recommendation, and decision for a rezoning request. Each of the criterion are listed below in italics, followed by staff comments.

1. *Consistency with the goals, policies and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.* The proposed REC-W designation is consistent with the Future Land Use Map and is furthermore consistent with the goals, policies, and objectives of the Master Plan. It will allow for development at an intensity and scale that is compatible with the surrounding REC-W zoning.
2. *Compatibility with the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.* The site has no notable environmental features.
3. *Evidence that the applicant cannot receive a reasonable return on investment through developing the property with one (1) or more of the uses permitted under the current zoning.* The applicant states that prospective tenants and buyers have inquired about the zoning of the property, and their feedback initiated the rezoning request. The parcel, along with the parcel immediately to the east are zoned B-4, while all the remaining surrounding property is zoned REC-W. The applicant states that the possibility of rezoning to REC-W "would increase the likelihood of attracting a tenant or buyer that would use or develop it a way that promotes growth." No plans for developing the parcel under B-4 have been submitted; however, the applicant states that "employment would increase and REC-W would bring development the City would like to see in that zoning."
4. *Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.* Many of the uses allowed in B-4 are allowed in REC-W; however REC-W allows for a greater range of technology, manufacturing and research uses. This site, and surrounding area, have been planned for and subsequently primarily zoned for REC-W uses; therefore the potential uses are considered compatible from a planning standpoint.
5. *The capacity of the City's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the City.* The proposed rezoning could result in a development that may have an increased demand on public utilities and services; however there should be adequate capacity to serve this site. The Engineering Department will conduct a full review of public utility and service needs during any site plan review.
6. *The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.* The amount of traffic generated from uses permitted in the REC-W district can be expected to be comparable to uses permitted in the B-4 district and should not be detrimental to Crooks Rd., a five-lane boulevard.
7. *The boundaries of the requested rezoning district are reasonable in relationship to surrounding and construction on the site will be able to meet the dimensional regulations for the requested zoning district.* The site is physically capable of accommodating development under the REC-W district dimensional standards.

8. *If a rezoning is appropriate, the requested zoning district is considered to be more appropriate from the City's perspective than another zoning district.* REC-W is the City's vision for this area, therefore the proposed rezoning brings this site into conformance with the Master Land Use Plan and is the most appropriate zoning district.
9. *If the request is for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or conditional uses in the current zoning district to allow the use.* The applicant states that there are no plans currently that would affect the use.
10. *The requested rezoning will not create an isolated or incompatible zone in the neighborhood.* The requested REC-W zoning would extend the surrounding REC-W zoning as recommended in the Master Land Use Plan, so approval of the zoning would not create a spot zone.

Conclusion

The proposed rezoning to the REC-W district meets the criterion required for an Amendment of the Official Zoning Map.

Motion to Recommend Approval/Denial to City Council

MOTION by _____, seconded by _____, in the matter of City File No. 15-009 (2642-2652 Crooks Rd.) the Planning Commission **recommends approval/denial** to City Council of the proposed rezoning of parcel no. 15-29-427-036 from B-4 Freeway Service Business to REC-W Regional Employment Center Workplace.

Findings for Approval

1. REC-W is an appropriate zoning district at this location as it is compatible with the future land use map and the goals and objectives of the Master Land Use Plan.
2. Approval of the proposed rezoning will allow for flexibility in uses that are consistent and compatible with the surrounding area.
3. The proposed rezoning is consistent with the criteria for approval of an amendment to the Zoning Map, listed in *Section 138-1.200.D* of the Zoning Ordinance.

Findings for Denial

1. Approval of the REC-W overlay zoning could increase the potential for development with higher trip generation rates in the area.
2. Approval of the proposed rezoning will allow for uses that are not consistent and compatible with the surrounding parcels.
3. The applicant has submitted no evidence that a reasonable return cannot be realized under the existing B-4 Freeway Service Business district.

Reference: Location Map; Letter of Intent, J. Patrick Howe, EIS, Future Land Use map and PHN

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