



**Bryan K. Barnett**  
Mayor

June 3, 2016

Re: Proposed Rezoning and text amendments to  
REC-I, Regional Employment District - Interchange

City Council

**Stephanie Morita**  
District 1

**James Kubicina**  
District 2

**Susan M. Bowyer, Ph.D.**  
District 3

**Thomas W. Wiggins**  
District 4

**Kevin S. Brown**  
At-Large

**Dale A. Hetrick**  
At-Large

**Mark A. Tisdell**  
At-Large

Dear Property Owner,

This letter contains important information regarding your property and a proposed change in zoning that is being initiated by the City of Rochester Hills. The proposed rezoning would change 24 parcels, totaling approximately 55.5 acres surrounding the M-59 and Crooks Road interchange from various business and industrial zonings to REC-I Regional Employment Center Interchange in accordance with the approved M-59 Corridor Study.

The REC-I district is intended to create a gateway into the City at the same time allowing for some higher intensity development and a mixture of land uses including office, retail, and light industrial. Several of the parcels were previously rezoned to REC-W Regional Employment Center- Workplace in 2014 and this is the second phase of implementation of that study. The City's intent is to promote business growth and expansion in the community by allowing for the redevelopment of parcels and providing additional opportunities for potential uses in this area. Please review the attached information to see which parcels are being affected and what the proposed permitted and conditional uses will be. Note that all existing businesses will still be permitted in the proposed REC-I district and will not result in nonconforming uses.

The proposed rezoning and amendment must be adopted by City Council, following a recommendation by the Planning Commission. A public hearing will be held before the Planning Commission on June 21, 2016 to consider the proposed amendments and to get input from interested parties.

The complete Zoning Ordinance amendments will be available on the City's website at [www.rochesterhills.org](http://www.rochesterhills.org). Copies can also be viewed at the Planning and Economic Development Department from the hours of 8:00 a.m. until 5:00 p.m., Monday to Friday.

We hope to continue working with you to ensure continued successful use of your property and to encourage new development opportunities. Feel free to contact us at the emails below or call us at (248) 656-4660 if you have any questions.

Sincerely,

The Planning and Economic Development Department

  
Ed Anzek, Director  
[anzeke@rochesterhills.org](mailto:anzeke@rochesterhills.org)

  
Sara Roediger, Manager of Planning  
[roedigers@rochesterhills.org](mailto:roedigers@rochesterhills.org)

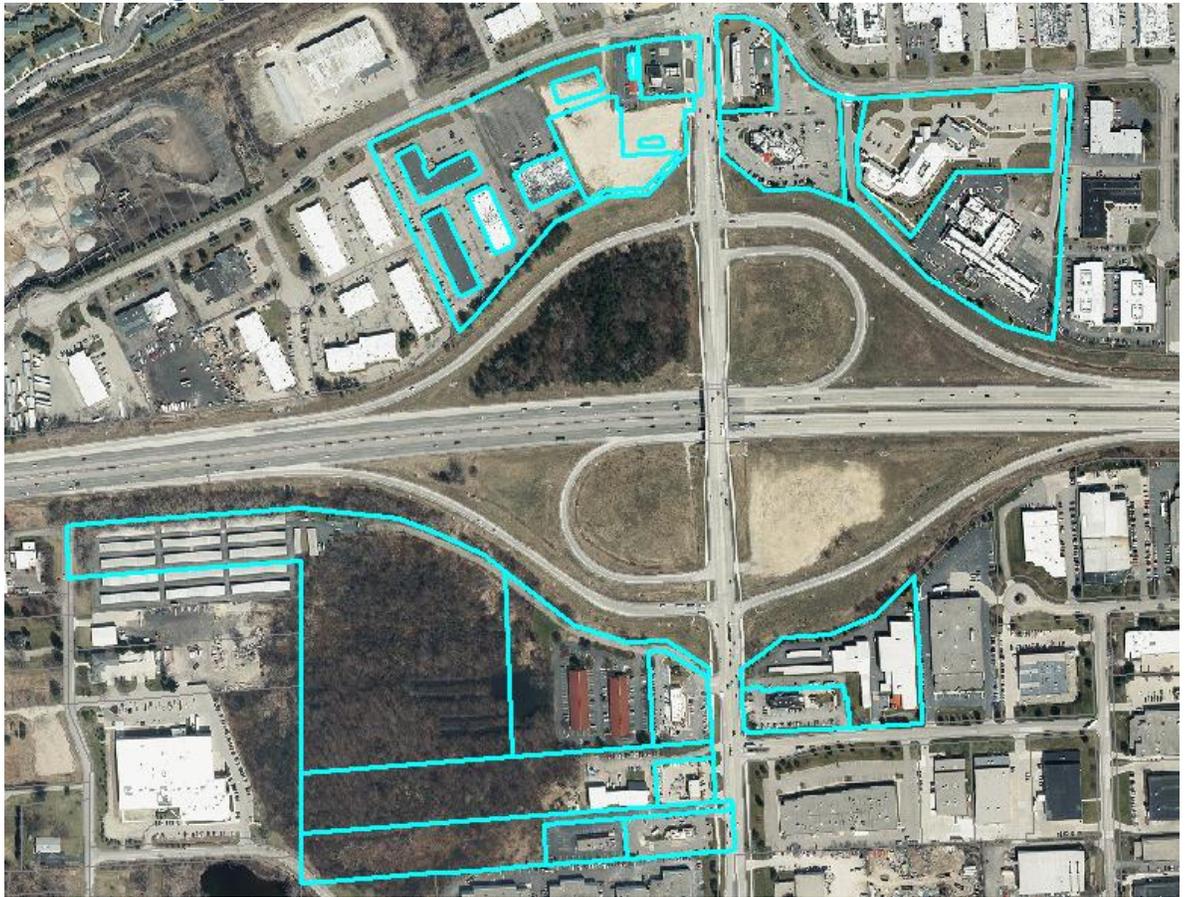
## Summary

The proposed rezoning would change 24 parcels, totaling approximately 55.5 acres surrounding the M-59 and Crooks Road interchange from various business and industrial zonings to REC-I Regional Employment Center Interchange in accordance with the approved M-59 Corridor Study as described below. The entire area is master planned for Regional Employment Center uses. Several of the surrounding parcels were previously rezoned to REC-W Regional Employment Center- Workplace in 2014. 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.”

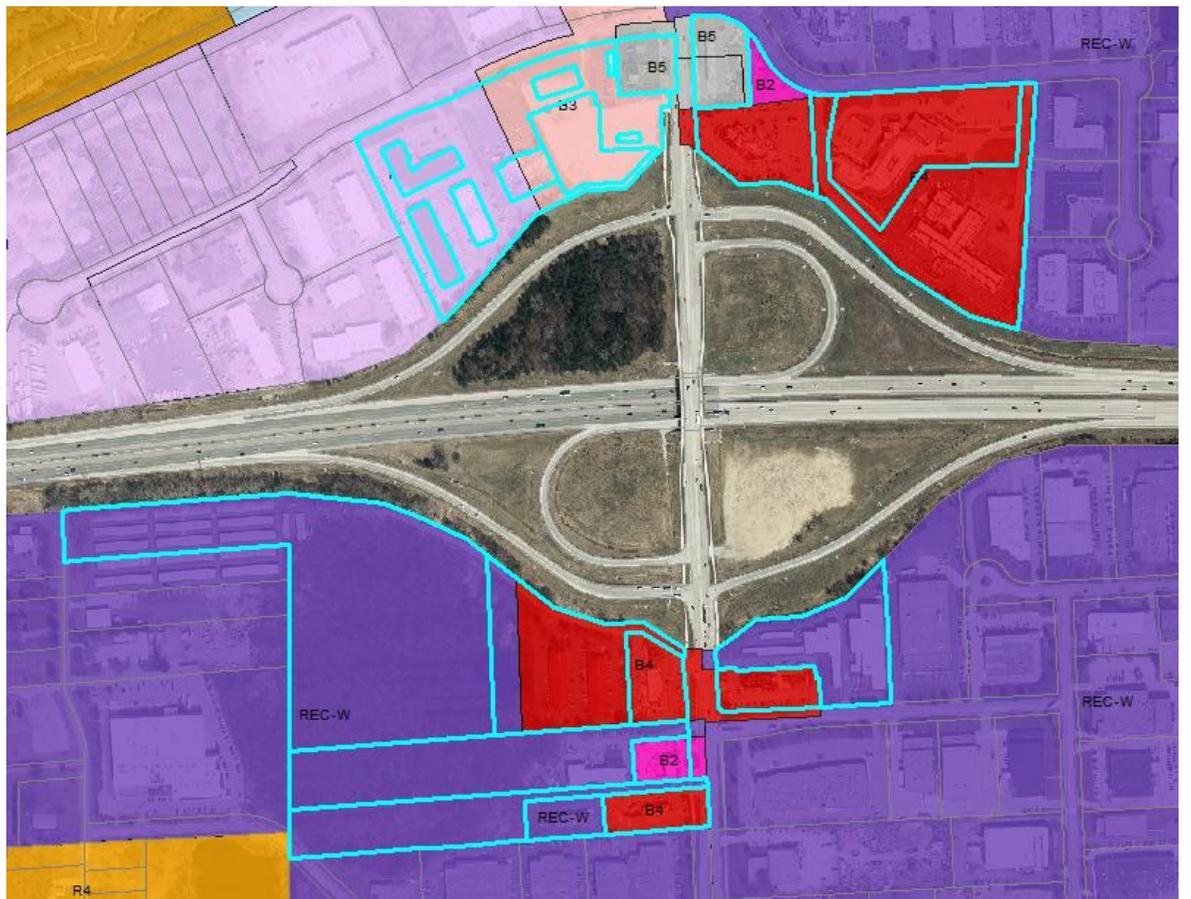
The table below identifies the 24 parcels to be rezoned, along with their existing zoning and uses and future land use recommendation.

Parcel Number	Existing Zoning	Existing Land Use	Future Land Use
1. 15-28-151-003	B-5 Automotive Service	Speedway	Regional Employment Center
2. 15-28-151-004	B-2 General Business & B-4 Freeway Service Business	Clubhouse BFD	Regional Employment Center
3. 15-28-151-006	B-4 Freeway Service Business	Crittenton Cancer Center	Regional Employment Center
4. 15-28-151-007	B-4 Freeway Service Business	The Concorde Inn	Regional Employment Center
5. 15-28-301-039	REC W Regional Employment Center - Workplace	Public Storage	Regional Employment Center
6. 15-28-301-040	B-4 Freeway Service Business	Burger King	Regional Employment Center
7. 15-29-276-001	B-5 Automotive Service	Shell	Regional Employment Center
8. 15-29-276-006	I Industrial	Various offices including landscaping & contractors offices	Regional Employment Center
9. 15-29-276-007	I Industrial		Regional Employment Center
10. 15-29-276-008	I Industrial		Regional Employment Center
11. 15-29-276-009	B-3 Shopping Center Business & I Industrial	Bowling Alley	Regional Employment Center
12. 15-29-276-010	B-3 Shopping Center Business	Al's Car Wash	Regional Employment Center
13. 15-29-276-011	B-3 Shopping Center Business	Star Batt Buildings	Regional Employment Center
14. 15-29-276-012	B-3 Shopping Center Business	Taco Bell	Regional Employment Center
15. 15-29-276-013	B-3 Shopping Center Business	Star Batt Proposed Buildings	Regional Employment Center
16. 15-29-276-014	I Industrial	Star Batt Vacant Surrounding Land	Regional Employment Center
17. 15-29-427-010	REC W Regional Employment Center - Workplace	Rochester Auto Repair	Regional Employment Center
18. 15-29-427-011	B-2 General Business	Chet's Rent All	Regional Employment Center
19. 15-29-427-017	REC W Regional Employment Center - Workplace	Simply Self Storage	Regional Employment Center
20. 15-29-427-018	B-4 Freeway Service Business	Red Roof Inn	Regional Employment Center
21. 15-29-427-029	REC W Regional Employment Center - Workplace	Vacant	Regional Employment Center
22. 15-29-427-033	B-4 Freeway Service Business	McDonald's	Regional Employment Center
23. 15-29-427-036	REC W Regional Employment Center - Workplace	Multi Tenant building	Regional Employment Center
24. 15-29-427-037	B-4 Freeway Service Business	Ya-Ya's Chicken	Regional Employment Center

**Aerial Photograph**



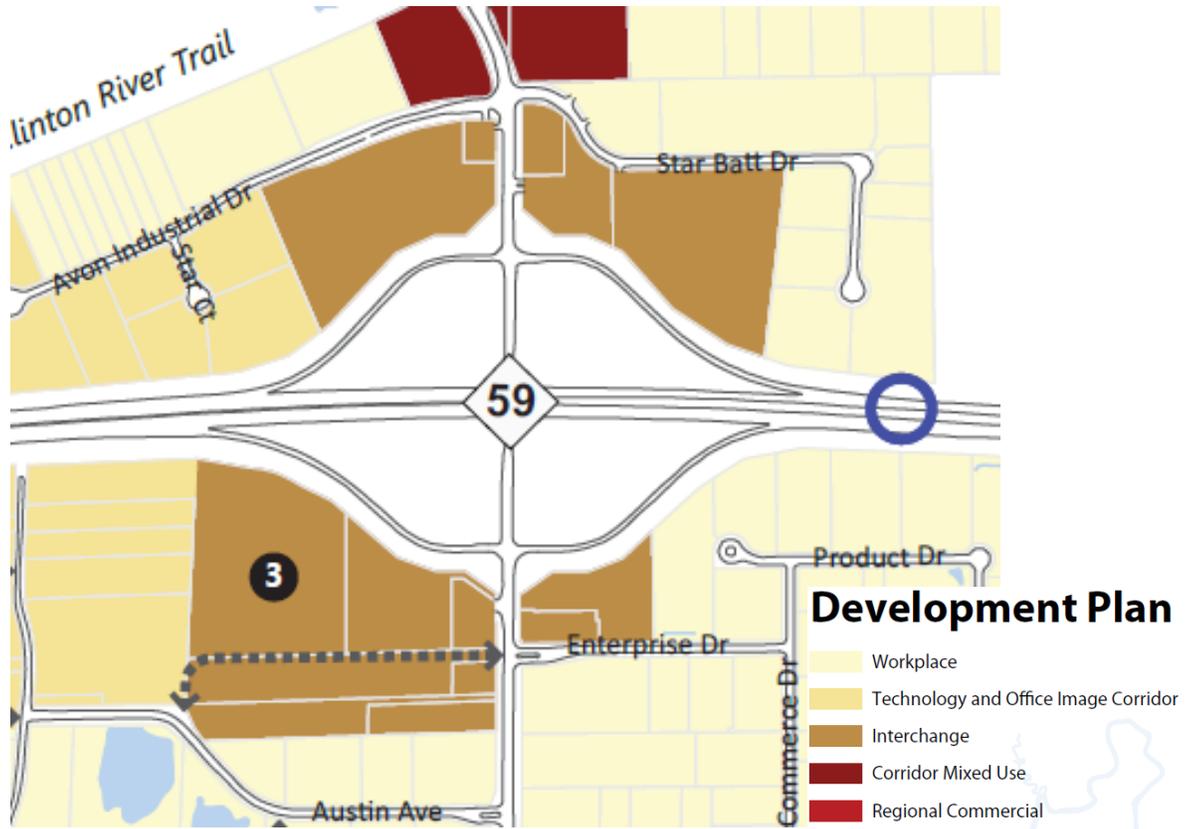
**Current Zoning**



**Future Land Use**



**M-59 Corridor Study Development Plan (approved in 2012)**



## Comparison of Uses Permitted

The table below compares the permitted and conditional uses permitted in all of the existing districts and proposed REC-I district, which is highlighted in yellow.

**Table 4 Permitted Uses by Zoning District**

Key: P: Permitted Use C: Conditional Use [--]: use not permitted

Use	B-2	B-3	B-4	B-5	REC-W	I	REC-I
<b>Animal and Agriculture Uses</b>	B-2	B-3	B-4	B-5	REC-W	I	REC-I
Kennels	--	--	--	--	C	C	C
Pet boarding facilities	P	P	--	--	P	P	P
Raising & keeping of animals	P	P	--	--	P	P	P
Veterinary hospitals or clinics	P	P	--	--	P	P	P
<b>Residential Uses</b>	B-2	B-3	B-4	B-5	REC-W	I	REC-I
Attached dwelling units	--	--	--	--	--	I	--
Nursing Homes, Convalescent Homes, & Assisted Living Facilities	C	C	--	--	--	--	--
<b>Community, Public, &amp; Recreation Uses</b>	B-2	B-3	B-4	B-5	REC-W	I	REC-I
Colleges, universities, or other institutions of higher learning offering courses in general, technical, or religious education	--	--	P	--	--	--	C
Libraries & museums	P	P	P	P	P	P	P
Municipal buildings & uses	P	P	P	P	P	P	P
Nursery schools, day nurseries, child care centers, adult foster care large group homes, & adult foster care congregate facilities	P	P	--	--	--	--	C
Places of worship	P	P	P	P	P	P	P
Private clubs, fraternal organizations, & lodge halls	--	P	--	--	--	--	--
Privately operated recreational facilities located on publicly owned park properties	P	P	P	P	P	P	P
Publicly owned buildings & public utility buildings	C	C	--	--	P	P	P
Transit passenger stations	P	P	P	P	P	P	P
Essential utilities	P	P	P	P	P	P	P
<b>Commercial &amp; Retail Uses</b>	B-2	B-3	B-4	B-5	REC-W	I	REC-I
Adult regulated businesses	--	C	--	--	--	--	--
Alcoholic beverage sales (for on-premises consumption) accessory to a permitted use	C	C	C	--	C	C	C
Automotive gasoline service stations & associated retail uses	--	--	P	--	--	--	C
Automotive service centers	--	C	--	C	C	C	C
Banks, credit unions, & similar uses	P	P	--	--	--	--	P
Banquet halls/conference centers	--	P	--	--	--	--	--
Car washes	--	--	--	C	--	--	C
Drive-through accessory to a permitted use	C	C	C	C	--	--	C
Dry cleaners	P	P	--	--	--	--	P
Health or exercise clubs	P	P	P	--	--	--	P
Home improvement store	C	P	--	--	--	--	--
Indoor theatres, including movie theatres	P	P	--	--	--	--	--
New car office, sales or showroom	--	P	--	--	--	--	--
Office/showroom or workshop establishment	P	P	--	--	--	--	--
Outdoor display & sales of goods	P	P	--	--	--	--	P
Outdoor recreation, commercial	--	P	--	--	--	--	--
Outdoor sales of used cars, recreational vehicles, travel trailers, & manufactured homes	C	C	--	--	--	--	--
Private indoor recreational facilities	P	P	--	--	P	P	P
Restaurant, drive-in or drive-through	C	C	C	--	--	--	C
Restaurant, sit down	P	P	P	--	--	--	P
Retail sales establishments	P	P	P	--	--	--	P
Sales & service of food outdoors	P	P	P	P	--	--	P
<b>Office &amp; Service Uses</b>	B-2	B-3	B-4	B-5	REC-W	I	REC-I

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Key: P: Permitted Use C: Conditional Use [--]: use not permitted

Use	B-2	B-3	B-4	B-5	REC-W	I	REC-I
Dry cleaners	P	P	--	--	--	--	P
Hotel, motel & residential inn	--	--	--	--	--	--	--
Medical offices & clinics	P	P	P	--	P	P	P
Personal service establishments	P	P	--	--	--	--	P
Professional offices	P	P	P	--	P	P	P
Research & development and/or technical training, including data processing & computer centers	--	--	--	--	P	P	P
Studios or instruction centers for music, art, dance, crafts, martial arts, etc	P	P	--	--	--	--	P
<b>Industrial, Research, &amp; Technology Uses</b>	B-2	B-3	B-4	B-5	REC-W	I	REC-I
Airports, landing fields, heliports, platforms, hangars, masts & other aeronautical facilities	--	--	--	--	--	C	--
Assembly & machining operations when adjunct to research & development activities occurring at the same location	--	--	--	--	P	P	P
Auto racetracks, including midget, carting & snow-manufactured tracks	--	--	--	--	--	C	--
Automobile & machinery assembly plants	--	--	--	--	P	P	P
Building material storage & sales	--	--	--	--	P	P	P
Caretaker's or manager's residence	--	--	--	--	--	P	--
Commercial communication towers, including commercial television, radio & public utility transmitting &/or receiving towers & receiving microwave antennas	--	--	--	--	--	C	--
Contractor's or builder's office including a storage equipment yard if related to the contracting or building business	--	--	--	--	P	P	C
Dry cleaning plants	--	--	--	--	C	C	--
Equipment & trailer rental facilities	--	--	--	--	P	P	C
Freight yards & terminals	--	--	--	--	C	C	--
Gun clubs (for-profit or not-for-profit)	--	--	--	--	C	C	--
Heating & electric power generating plants	--	--	--	--	--	P	--
Junkyards	--	--	--	--	C	C	--
Laboratories (experimental, film, or testing)	--	--	--	--	P	P	P
Lumber & planing mills	--	--	--	--	--	C	--
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	--	--	--	--	P	P	P
Manufacture, compounding, processing, or packaging of raw materials into finished or semi-finished products, or manufacturing, compounding, packaging or recycling operations that will generate external physical effects that will be felt to some degree by neighboring land uses	--	--	--	--	C	C	C
Manufacture of scientific instruments, electrical or electronic prototypes, & specialized display & exhibit materials	--	--	--	--	P	P	P
Metal plating, buffing & polishing	--	--	--	--	C	C	C
Media & entertainment production facilities	P	P	--	--	P	P	P
Painting & varnishing shops	--	--	--	--	P	P	--
Oil or gas well	--	--	--	--	--	P	--
Recreational vehicle storage yards	--	--	--	--	C	P	C
Tool, die, gauge & machine shops	--	--	--	--	P	P	P
Tractor & trucking facilities, including storage & repair	--	--	--	--	C	C	C
Vehicle Collision Repair & Undercoating	--	--	--	--	P	P	P
Warehousing & wholesale establishments	--	--	--	--	P	P	P
Waste lagoon ponds	--	--	--	--	--	C	--
Water supply & sewage disposal plants	--	--	--	--	--	P	--
Water & gas tank holders	--	--	--	--	--	P	--
<b>Temporary, Special Event, &amp; Other Uses</b>	B-2	B-3	B-4	B-5	REC-W	I	REC-I
Accessory buildings & accessory uses customarily incidental to the permitted uses in this section	P	P	P	P	P	P	P
Home occupations	--	--	--	--	--	--	P
Outdoor storage	--	P	--	--	--	P	P
Roadside stands & markets & Christmas tree sales	P	P	P	P	P	P	P
Temporary construction	P	P	P	P	P	P	P
Wireless telecommunication facilities	P	P	P	P	P	P	C