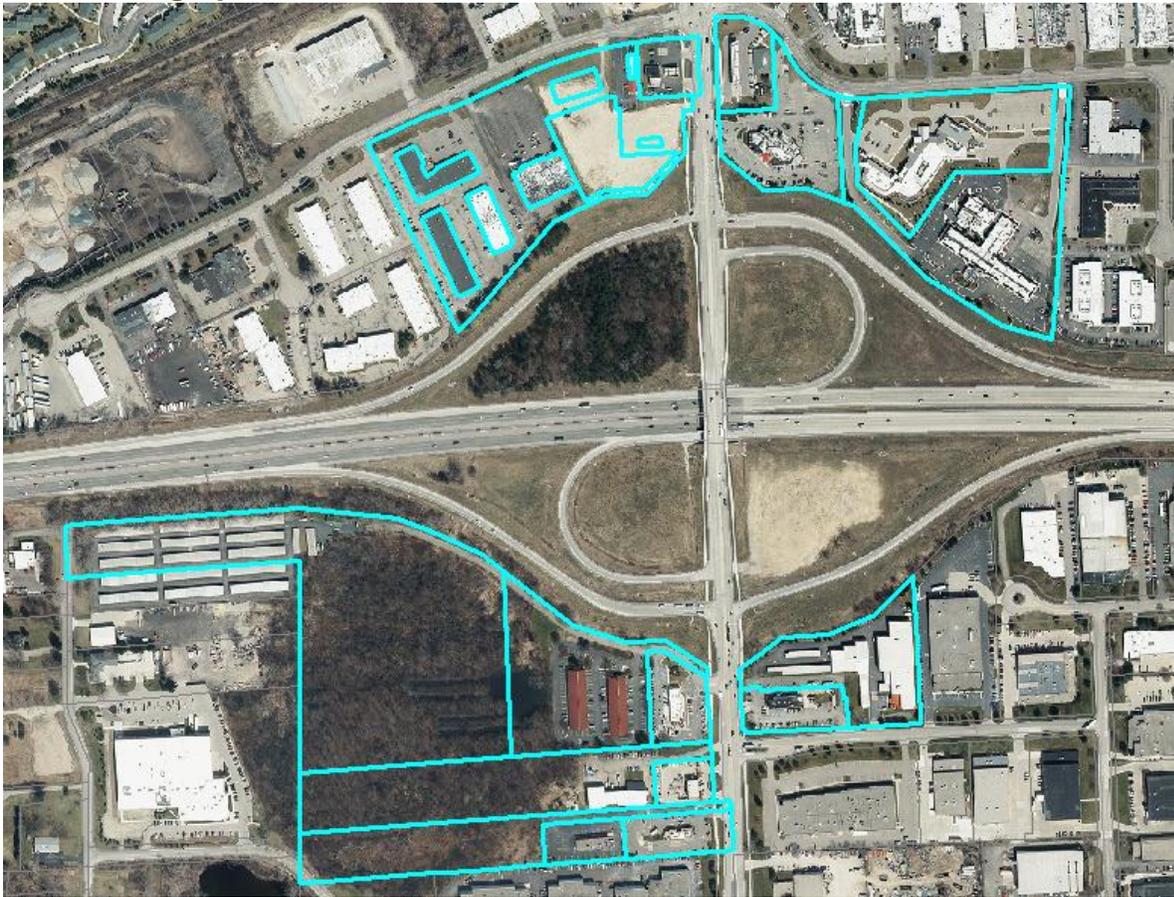


rezoned to REC-W Regional Employment Center- Workplace in 2014. As identified in Sec. 138-4.218 of the zoning ordinance, the REC-I district is intended to “create a gateway into the REC district and the City at the Crooks and M-59 interchange. This area is not adjacent to existing residential development and has direct access to the regional road system, making it an appropriate location for higher intensity development, potentially with mixed land uses.”

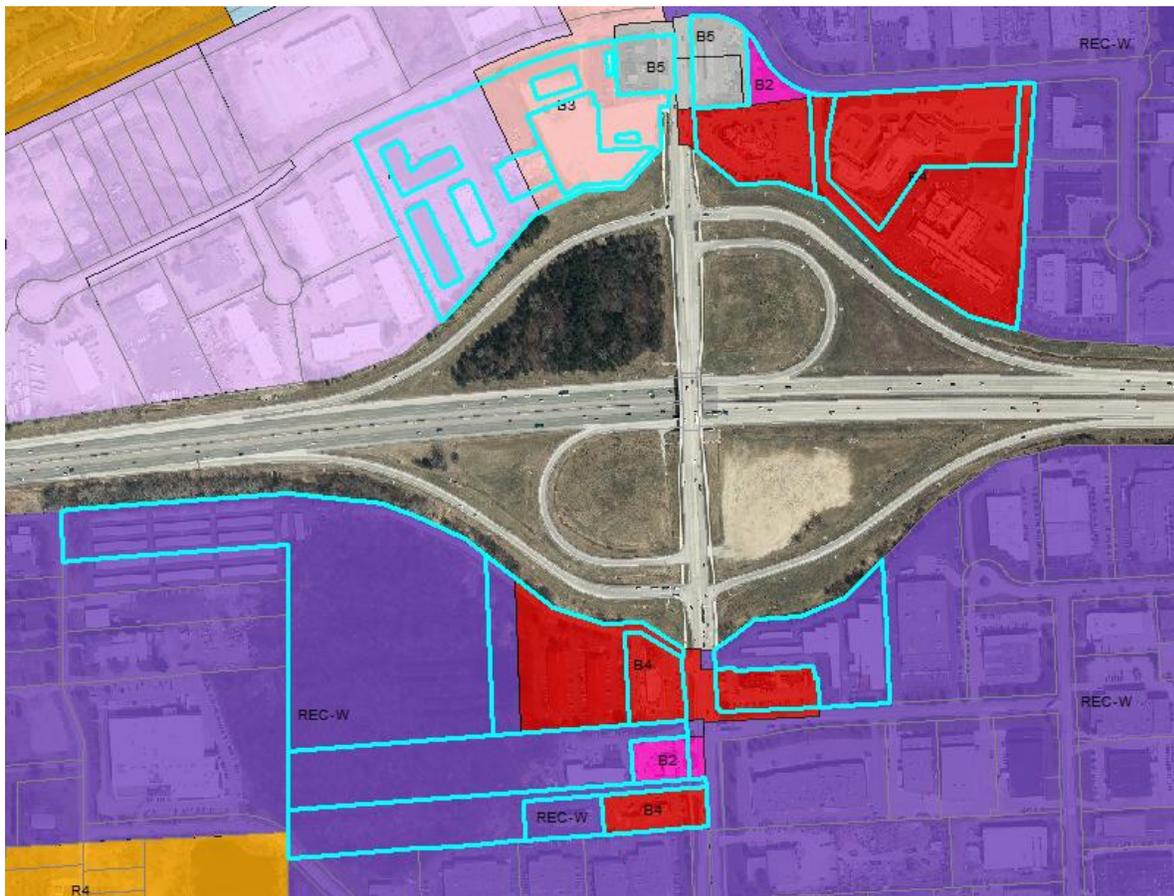
The table below identifies the 24 parcels to be rezoned, along with their existing zoning and uses and future land use recommendation.

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



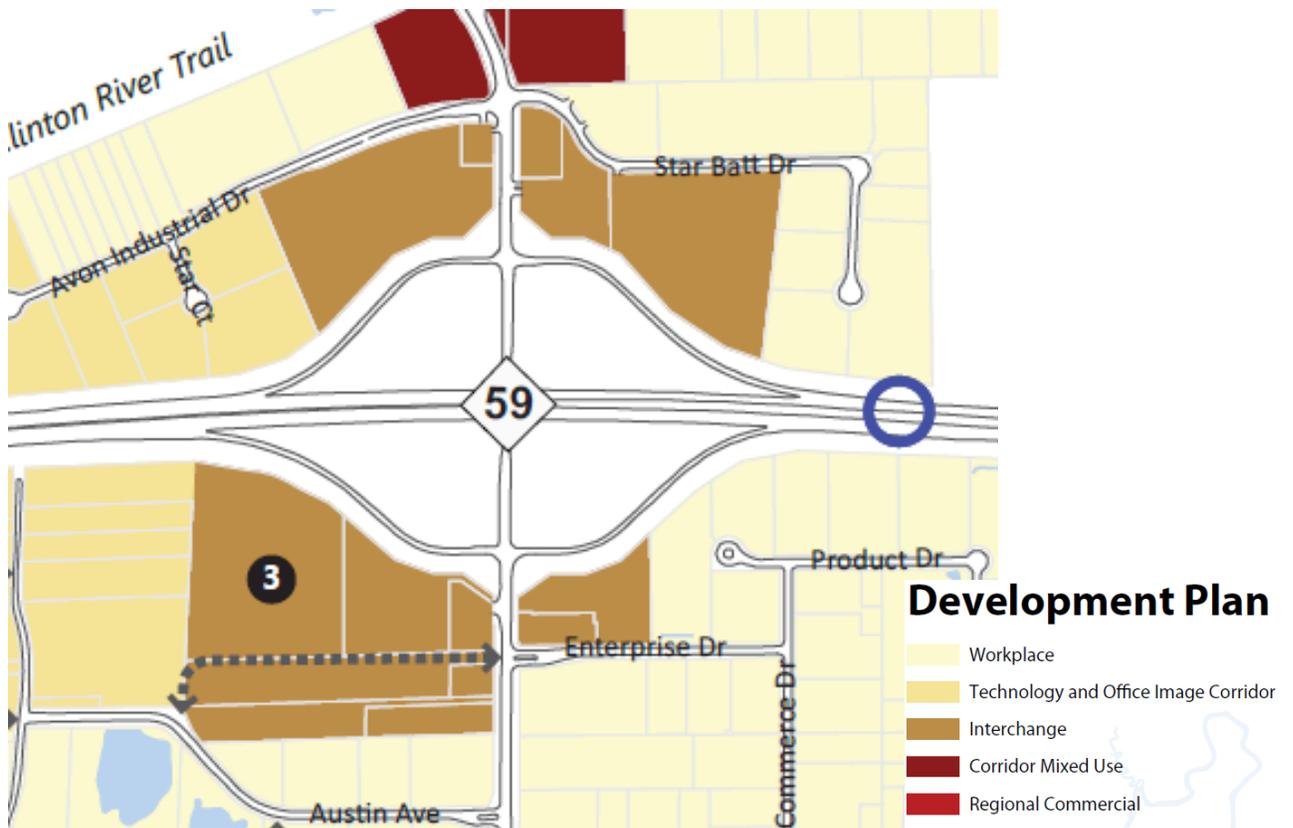
Current Zoning



Future Land Use



M-59 Corridor Study Development Plan



Master Land Use Plan Considerations

The Regional Employment Center (REC) was identified in the 2007 Master Land Use Plan for the area bounded by the Clinton River Trail and Auburn Rd., between Livernois Rd. and the west City boundary. This area contains the majority of the City's industry and technology uses. The M-59 Corridor Study was completed in 2012 and provided detailed recommendations for the future development of the REC Districts. Staff has prepared zoning amendments to implement the recommendations of the M-59 Corridor Plan for properties identified as REC-Interchange as illustrated in the Development Plan above. Both the Master Land Use Plan and M-59 Corridor Study can be found on the City's website at <http://www.rochesterhills.org/index.aspx?NID=205>.

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
Animal and Agriculture Uses	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	P	P
Veterinary hospitals or clinics	P	P	--	--	P	P	P
Residential Uses	B-2	B-3	B-4	B-5	REC-W	I	REC-I
Attached dwelling units	--	--	--	--	--	--	P
Nursing Homes, Convalescent Homes, & Assisted Living Facilities	C	C	--	--	--	--	--
Community, Public, & Recreation Uses	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	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
Essential utilities	P	P	P	P	P	P	P
Commercial & Retail Uses	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

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
	Automotive gasoline service stations & associated retail uses	-	-	P	P	-	-
Automotive service centers	-	C	-	C	C	C	C
Banks, credit unions, & similar uses	P	P	-	-	-	-	P
Banquet halls/conference centers	P	P	-	-	-	-	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	-	-	-	-	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
Office & Service Uses	B-2	B-3	B-4	B-5	REC-W	I	REC-I
Dry cleaners	P	P	-	-	-	-	P
Hotel, motel & residential inn	-	-	-	-	-	-	P
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
Industrial, Research, & Technology Uses	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	-

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
	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	--
Temporary, Special Event, & Other Uses	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	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

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-I designation is consistent with the Future Land Use Map and is furthermore consistent with the goals, policies, and objectives of the Master Plan and more specifically implements the recommendations of the M-59 Corridor Study.
2. *Compatibility with the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.* The sites have minimal environmental features, and those can be preserved through site plan review regardless of the zoning district.
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 properties can be developed under the various existing zoning districts; however the city wishes to increase the opportunities for development and redevelopment to serve as an employment center and be more compatible with uses typically found near highway interchanges.
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.* Most of the uses allowed in the existing various districts are permitted in the REC-I District; however REC-I allows for a greater range of technology, manufacturing and research uses than the B districts. These sites, and surrounding area, have been planned for and subsequently primarily zoned for REC or industrial 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 area. 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-I District can be expected to be comparable to uses permitted in the adjacent REC-W, I, and various B Districts and should not be detrimental to Crooks Rd., a five-lane boulevard or M-59 a state highway.
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 proposed boundaries will create a logical zoning transition from the M-59 interchange to the surrounding REC-W, I, and B-3 zoning districts. The sites are physically capable of accommodating development under the REC-I 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-I is the City's vision for this area, therefore the proposed rezoning brings this site into conformance with the Master Land Use Plan, the M-59 Corridor Study 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.* A specific use is not identified for this area.
10. *The requested rezoning will not create an isolated or incompatible zone in the neighborhood.* The requested REC-I zoning in this area would implement the recommendations of the M-59 Corridor Study and be a logical zoning transition from the M-59 interchange to the surrounding REC-W, I, and B-3 zoning districts.

Conclusion

The proposed rezoning to the REC-I 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. 16-013 (City-initiated REC-I Rezoning) the Planning Commission **recommends approval/denial** to City Council of the proposed Rezoning of 24 parcels of land **from** B-2 General Business (Parcel Nos. 15-29-427-011 and part of 15-28-151-004), B-3 Shopping Center Business (Parcel Nos. part of 15-29-276-009, -010, -011, -012, -013), B-4 Freeway Service Business (Parcel Nos. part of 15-28-151-004, -006, -007, 15-29-427-018, -033, -037 and 15-28-301-040), B-5 Automotive Service Business (Parcel Nos. 15-28-151-003, 15-29-276-001) and REC-W Regional Employment Center – Workplace (Parcel Nos. 15-28-301-039, 15-29-427-010, -017, -029, -036) and I Industrial (Parcel Nos. 15-29-276-006, -007, -008, part of -009 and -014) **to** REC-I Regional Employment Center – Interchange with the following findings.

Findings for Approval

1. REC-I is an appropriate zoning district at this location as it is compatible with the Future Land Use Map the goals, policies and objectives of the Master Plan, and implements the recommendations of the M-59 Corridor Study.
2. The proposed boundaries will create a logical zoning transition from the M-59 interchange to the surrounding REC-W, I, and B-3 zoning districts.
3. Approval of the proposed rezoning will allow for flexibility in uses that will increase potential for development and redevelopment that will provide as an employment center for the City while being compatible with the surrounding area.
4. 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 proposed zoning could increase the potential for development with higher trip generation rates in the area.
2. Approval of the proposed rezoning could result in a development that may have an increased demand on public utilities and services
3. Approval of the proposed rezoning could allow for uses that are not consistent and compatible with the surrounding parcels.

Reference: Letter to property owners dated 6/3/16; Ordinance Amend; Public Hearing Notice

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