



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2016-0233 V2

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572
DATE: July 8, 2016
SUBJECT: Acceptance for First Reading - An Ordinance to amend to Chapter 138 of the Code of Ordinances of the City of Rochester Hills to rezone 24 parcels of land totaling approximately 70 acres from various business and industrial zoning districts around the Crooks Rd. and M-59 Interchange to REC-I Regional Employment Center - Interchange, City of Rochester Hills, Applicant

REQUEST:

Accept for First Reading an Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of Rochester Hills to rezone approximately 70 acres of land located around the Crooks Rd/M-59 Interchange area from various business (commercial) and industrial districts to REC-I Regional Employment Center - Interchange. Please refer to the attached Ordinance for parcel numbers and corresponding districts to be rezoned. In addition, a text amendment has been submitted requesting modifications to the REC-I district and the elimination of the B-4 Freeway Service District (please refer to File Nos. 2016-0234 V2 and -0254 V2). The entire area is master planned for Regional Employment Center uses.

BACKGROUND:

The REC-I district is intended to "create a gateway into the REC districts 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 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. 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. Please refer to the attached staff report dated June 15, 2016 for complete information about the rezoning request, including existing zoning and uses and future land use recommendation for the subject parcels, table of permitted and conditional uses and criteria for amendment of the official Zoning Map. At its June 21, 2016 meeting the Planning Commission determined that the proposed rezoning would implement the Master Plan and the City's vision for the area, and unanimously recommended approval of the request. Please refer to the minutes from that meeting for details.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council accepts for First Reading an Ordinance to rezone 24 parcels totaling approximately 70 acres to REC-I Regional Employment Center - Interchange as listed in the attached resolution.

Table with 3 columns: APPROVALS, SIGNATURE, DATE. Rows include Department Review, Department Director, Mayor, and City Council Liaison.