



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2016-0306 V2

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572
DATE: August 19, 2016
SUBJECT: Acceptance for First Reading – An Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to add a Flex Business Overlay District to 13 parcels of land totaling approximately 22.50 acres, located on the east and west sides of Rochester Rd., south of M-59, City of Rochester Hills, Applicant

REQUEST:

Accept for First Reading an Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to add a Flex Business Overlay District to 13 parcels of land totaling approximately 22.50 acres: Parcel Nos. 15-35-352-001, -061, -066, -067, -019 and 15-35-353-055, -039, -040 and -041 with an FB-2 Flex Business Overlay; and Parcel Nos. 15-34-429-019, -021, 15-34-477-015 and -016 with an FB-3 Flex Business Overlay, to repeal conflicting Ordinances and to prescribe a penalty for violations. The parcels are located on both sides of Rochester Rd. south of M-59 and current zoning includes B-2 General Business, B-3 Shopping Center Business, B-5 Automotive Service Business and O-1 Office Business and, if approved, the parcels would now have the Flex Business Overlay option. The addition of the FB Overlay District is an additional option for development, but each property still maintains its underlying zoning, a range of Business and Office zonings in this area. If a property were to be developed or redeveloped, the property owner would have the choice to follow the regulations of the underlying district or the new FB overlay district. Flex Business allows residential, public, institutional, office, business and retail commercial uses.

BACKGROUND:

Please refer to the attached staff report dated August 18, 2016 for full details of the flex business district zoning, maps, criteria for amending the zoning map, Master Plan considerations, vision for this area and goals and objectives.

At its August 16, 2016 meeting, the Planning Commission unanimously recommended approval of the amendment regarding adding the Flex Business Overlay. The minutes from that meeting are included.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council accepts for First Reading an Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances to add a Flex Business Overlay district to 13 parcels as identified in attached Resolution.

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