



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2014-0497 V2

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572
DATE: December 29, 2014
SUBJECT: Acceptance for First Reading – An Amendment to Chapter 138 of the Code of Ordinances of the City of Rochester Hills to rezone 1.87 acres of a parcel of land totaling 3 acres, located at 6780 Old Orion Ct., west of Rochester and north of Tienken, Parcel No. 15-03-476-013, from R-1 One-Family Residential to R-1, One-Family Residential with an FB-1, Flexible Business Overlay, Silver Spoon Ristorante Italiano, LLC, Applicant

REQUEST:

Accept for First Reading the request to rezone the roughly 1.87 acres on the eastern portion of a parcel of land located on Old Orion Ct., north of Tienken and west of Rochester Rd. from R-1, One-Family Residential to R-1, One Family Residential with FB-1, Flexible Business Overlay to be consistent with the Master Plan.

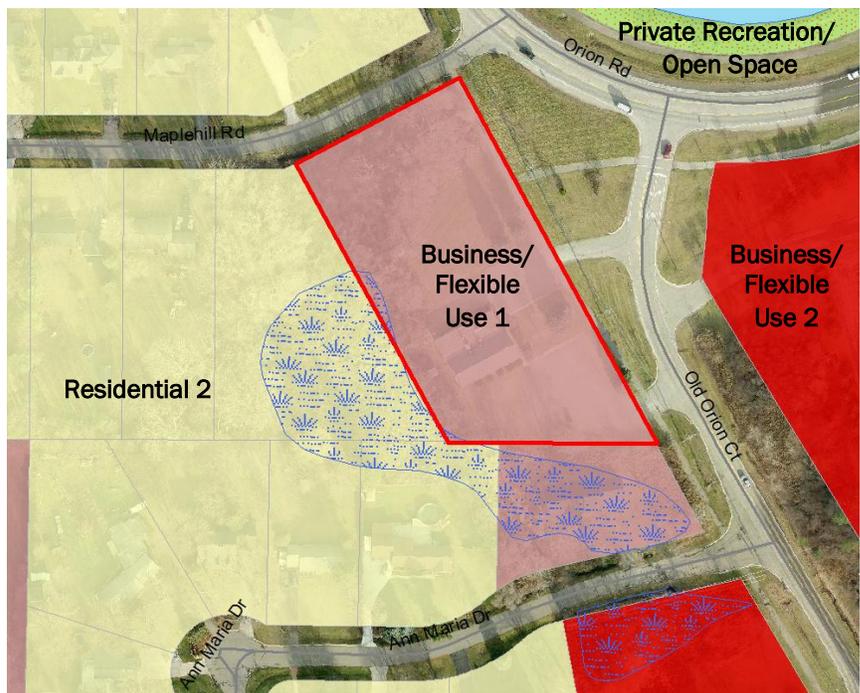
The applicant has indicated their intent to convert the existing vacant building into a restaurant, which would be permitted with a Conditional Use Approval in the proposed FB-1 zoning; however a site plan is not tied to the rezoning request, therefore each use permitted in FB-1 must be considered. Please refer to the attached Staff Report for the criteria for consideration in making findings, a list of uses that could be permitted, recommendation and decision for a rezoning request.

BACKGROUND:

In 2013, the Future Land Use Map in the Master Land Use Plan was amended to include the FB-1 Overlay uses for the eastern 1.87 acres portion of the subject parcel to allow for more development options along Old Orion Court that are compatible with single-family residential neighborhoods. The requested rezoning would therefore bring this site into compliance with the recommended use as illustrated on the Future Land Use Map.

The addition of the FB-1 will not eliminate the residential zoning of the property. Rather, it will allow for transitional uses that are complimentary to residential uses. Staff typically does not support the split zoning of a parcel (two different zoning districts on one parcel), however due to the presence of the natural features on the western portion of the site and the residences to the west, staff feels that by rezoning only the portion of the site that is designated on the Future Land Use Map will enable small scale development along Old Orion Court while

Future Land Use Map



protecting the natural features and character of the surrounding residential neighborhood by providing an ample natural buffer.

The proposed rezoning was recommended for approval by the Planning Commission on December 16, 2014 by a vote of eight to one. Please refer to the Planning Commission minutes for further details.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the request to rezone one parcel of land, Parcel No. 15-03-476-013 from R-1, One Family Residential to R-1, One-Family Residential with an FB-1, Flexible Business Overlay (City File No. 14-016).

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

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