

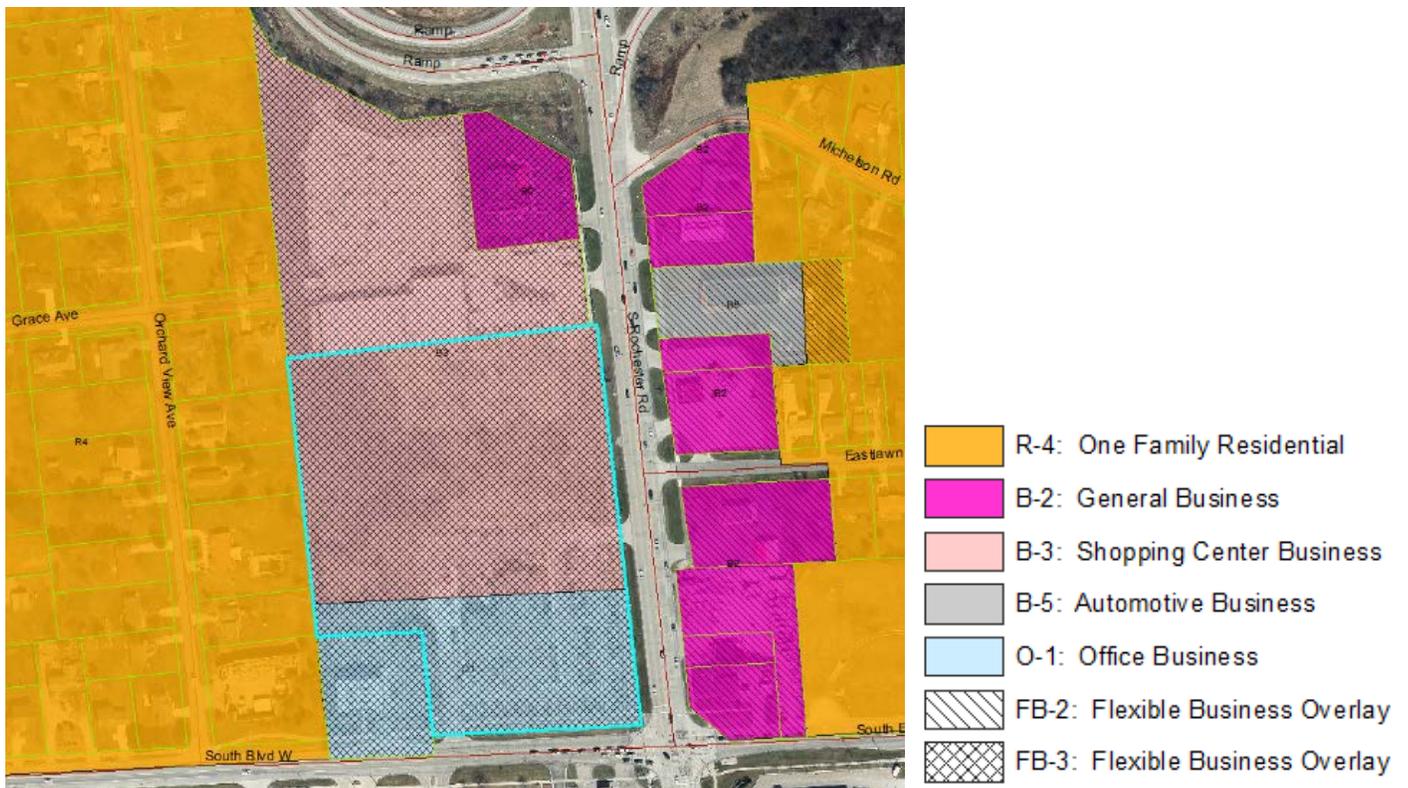


Planning and Economic Development

Sara Roediger, AICP, Director

From: Sara Roediger
To: Planning Commission
Date: November 17, 2017
Re: Gateway of Rochester Hills Discussion

The City has been in discussions with the owners of the vacant property located between the office building and Bolyard Lumber on the northwest corner of Rochester Road and South Boulevard. The 9.5 acre parcel contains an existing two story medical office building, and the applicants are proposing to construct a four story hotel, and two story 29,000 sq. ft. mixed use building with retail, office and restaurant uses on one integrated site. The site is zoned primarily B-3 General Business, with the southern portion zoned O-1 Office Business, with the FB-3 Flex Business Overlay over the entire parcel. The FB Overlay does permit the proposed uses and heights as illustrated. The applicant has held a concept meeting with staff and have received preliminary comments, but has not submitted formal plans. At this time the applicant is looking to obtain feedback from the Planning Commission before officially submitting for site plan review. The conceptual site plan is attached.



Zoning Map