



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

**1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org**

Legislative File No: 2007-0217 V3

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Development, ext. 2572

DATE: May 7, 2007

SUBJECT: Acceptance for First Reading – An Ordinance to amend Sections 138-611 and 138-612 of Chapter 138, Zoning, to modify the statement of intent of the B-4 zoning district, and to authorize certain office buildings with a minimum floor area of 15,000 square feet as a principal permitted use in the B-4, Freeway Service Business, district.

REQUEST:

To accept for First Reading the request to amend Sections 138-611 and 138-612 of the Zoning Ordinance (Chapter 138) to modify the B-4, Freeway Service Business zoning district.

BACKGROUND:

The Planning Commission discussed the proposed modification at several meetings. As noted in the attached Minutes, the initial request included one Ordinance to amend both the I-1, Light Industrial, district, to allow a variation of pet boarding, and the B-4 district, to allow certain office buildings, prompted by a proposed cancer treatment center at Crooks and M-59 for Crittenton Hospital. The matter was postponed because of questions regarding animals and animal boarding in the I-1 district. There were no items of concern with the B-4 amendment request to modify its statement of intent, and to authorize certain office buildings of a 15,000 square-foot minimum size. Staff requested that Mr. Staran prepare an amendment for the B-4 district only, and the matter was brought back and unanimously recommended for approval at the May 1, 2007 Planning Commission meeting. The I-1 district will be reviewed with the Zoning rewrite.

Staff has discussed the intent of the B-4 district for in conjunction with the proposed development for that area, and because of its location within the Regional Employment Center, and feels that many office uses fit within, and would actually be more desirable to, the B-4 uses: “The B-4 Freeway Service Business Districts are designed to provide for servicing the needs of automobile highway traffic at the interchange areas of feeder roads and freeway facilities. The avoidance of undue congestion on feeder roads, the promotion of smooth traffic flow at the interchange area and on the freeway, and the protection of adjacent properties in other zones from the adverse influence of traffic are prime considerations in the application of this district.” Allowable uses in the B-4 district currently include automobile gasoline service stations, bus passenger stations, retail establishments to serve the need of the highway traveler, hotels, motels and residential inns. Conditional uses include drive-thru restaurants, larger restaurants and sales and service of food outdoors. The City’s new Master Plan identified the B-4 areas in the City for consideration as Regional Employment Center, which encourages and provides flexibility for high-end medical, office, research and technology uses. Staff believes that the proposed cancer treatment center proposed for the B-4 district would be a catalyst for the redevelopment of some of the other sites within the REC.

RECOMMENDATION:

Since the City’s Master Plan shows the current B-4 areas in the Regional Employment Center, and because Staff believes offices uses fit into the intent of the B-4 district, Staff and the Planning Commission recommend that City Council approve an Ordinance to amend the district to allow office buildings as describes in the attached Ordinance.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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