

## **City Council Agenda Summary Sheet (Non Purchases)**

**Agenda No:**            **2004-0417: Acceptance for First Reading** – a request to rezone 0.11± acres of Parcel No. 15-15-426-020, located at the northwest corner of Rochester Road and Childress Avenue, from B-5 (Automotive Service Business) to B-2 (General Business) and to rezone 0.29± acres of the same parcel from R-4 (One Family Residential) to B-2 (General Business); Bashar Bashir, Applicant.

**Date:**                    June 4, 2004

**Prepared By:**         Deborah Millhouse, AICP, Planning and Development Department

**City File No:**         04-010

**Meeting Date:**        June 16, 2004

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### **PURPOSE:**

To discuss the request to rezone 0.11± acres of Parcel No. 15-15-426-020 from B-5, Automotive Service Business District to B-2, General Business District and to rezone 0.29± acres of Parcel No. 15-15-426-020 from R-4, One Family Residential District to B-2, General Business District. The parcel is located at the northwest corner of Rochester Road and Childress Avenue.

### **DISCUSSION:**

The subject site (i.e., Anderson Sewing & Vacuum Center) consists of one parcel containing three separate zoning districts. Originally platted as four lots of the Yawkey & Chapman's Addition, lots 75, 77, and 78 were combined in 1988 to create Parcel No. 15-15-426-014. Lot 76 was added in 2000 to create the current parcel. These two combinations have resulted in a single parcel with multiple zoning districts.

As indicated on the attached current zoning map, the southeast portion of the site (formerly lot 75) is zoned B-2. The northeast portion (formerly lot 76) is zoned B-5. The western portion (formerly lots 77 and 78) slopes severely downward to the northwest and is zoned R-4. The request is to rezone the B-5 and R-4 portions of the site to B-2. This would result in the entire parcel being zoned General Business.

As always, any request to rezone needs to be considered in the context of all uses that could be permitted under the existing and proposed zoning districts. The intent of each district is provided in the attached Staff Report. Principal permitted uses within the B-5 district are listed in Section 138-657 of the Zoning Ordinance, with conditional uses being noted in Section 138-658. Principal permitted uses within the R-4 district are found in Section 138-257, with conditional uses being listed in Section 138-258 and ancillary uses noted in Section 138-259. Principal permitted uses within the existing B-2 District are found in Section 138-522, and conditional uses are listed in Section 138-523.

The parcel is currently identified in the 1999 City of Rochester Hills Master Land Use Plan for future designation as Retail Commercial. Since the B-5 zoning district would be designated as Automotive Service Oriented, the Master Land Use Plan supports the proposed B-2 zoning of the entire subject parcel.

Since the rezoning request is in compliance with the City's Master Land Use Plan and would eliminate multiple zoning designations on a single parcel, staff recommended approval in its Staff Report dated May 14, 2004. Following the public hearing held at its May 18, 2004 meeting, the Planning Commission recommended approval of the rezoning request by a vote of seven ayes and no nays. Please refer the attached Planning Commission minutes for more information relative to this action.

**FISCAL INFORMATION:**

None.

**RECOMMENDATION:**

Both staff and the Planning Commission recommend approval of the request to rezone 0.11± acres of Parcel No. 15-15-426-020 **from** B-5 (Automotive Service Business) **to** B-2 (General Business) and to rezone 0.29± acres of Parcel No. 15-15-426-020 **from** R-4 (One Family Residential) **to** B-2 (General Business).

**ATTACHMENTS:**

Maps – Aerial and Current Zoning  
Minutes PC 20040518  
Report Staff 20040514

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Department Authorization: Ed Anzek, Director of Planning and Development

Reviewed by:

Fiscal: *Jean Farris*

Clerks: *Susan Koliba-Galeczka*

Approved by: *Pat Somerville*

**RESOLUTION**

**NEXT AGENDA ITEM**

**RETURN TO AGENDA**