



Planning and Economic Development

Sara Roediger, AICP, Director

From: Sara Roediger, AICP, Director
To: Planning Commission
Date: 3/9/2022
Re: Flex Business (FB) Overlay District Moratorium

As discussed with the Planning Commission and City Council at the joint meeting in January, staff has been evaluating various zoning districts in the City. It became clear at that meeting that there were many questions and concerns about the success of the Flex Business Districts. In order to give the City time to review the districts without the potential of new developments being proposed under regulations that may be changed, a moratorium is being proposed for six months to “pause” development under this development option. During this time, staff and consultants will work with the Planning Commission to prepare amendments to the district including but not limited to building height, density of development, compatibility with residential development, parking, and generally whether the Flex Business Overlay Districts are appropriately located and are accomplishing the intended goals and objectives of fostering and encouraging vital, vibrant, and sustainable mixed use developments, incorporating flexible, diverse, and creative development concepts.

A letter describing the proposed moratorium was mailed to all of the property owners within the FB overlay district. That letter, along with comments we have received from the public thus far are attached.

The Planning Commission is asked to hold the required public hearing this evening regarding the establishment of the moratorium and forward a positive recommendation to the City Council. The City Council will ultimately approve or deny the establishment of the moratorium and any proposed amendments that result from it.

If the Planning Commission agrees with the proposed amendments, below is a motion for consideration.

MOTION by _____, seconded by _____, the Rochester Hills Planning Commission hereby recommends to City Council approval of an ordinance to add Section 138-8.800, a Temporary Moratorium to Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to establish a temporary moratorium suspending the City’s processing and acceptance of applications and plans for development, improvement, or alteration of land under Article 8 Flex Business Overlay Districts (FB-1., FB-2, and FB-3) of the Zoning Ordinance, to prescribe a penalty for violations, and to repeal inconsistent or conflicting ordinances.