



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

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Legislative File No: 2006-0216 V2

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Development

DATE: April 7, 2006

SUBJECT: Acceptance for First Reading – Rezoning Parcel No. 15-31-103-002 from B-2, General Business to R-4, One Family Residential.

REQUEST:

To rezone one parcel of land at 3021 St. Clair, located south of Auburn, east of Adams (Parcel No. 15-31-103-002) and totaling approximately .25± acre, from B-2, General Business, to R-4, One Family Residential. The parcel is part of a group of parcels along Auburn that have been zoned commercially since the 1960's but are mainly developed with homes. To the south, the parcels are zoned R-4.

BACKGROUND:

The applicant wishes to put an addition on his home, which is currently a non-conforming use. Because of the non-conforming use, the applicant is not allowed to do any expansion or alteration of the home. The subject parcel is currently identified in the City's current Master Land Use Plan for future land use designation as one-family residential.

Based on the parcel's size, if it were to be redeveloped as B-2, the permitted uses would be very limited and a Type B buffer (25-feet) would be required for the southern property line. The intent of both districts are provided in the April 4, 2006 Staff Report. A rezoning would not cause any dimensional non-conformances on the site, and no variances would be necessary. For the property owner to enjoy substantial rights and to be able to expand his dwelling unit, Staff believes the best zoning for the parcel would be as residential.

At its April 4, 2006 meeting, the Planning Commission unanimously recommended approval of the rezoning request.

RECOMMENDATION:

Since the Master Land Use Plan supports the requested rezoning, and the request is consistent with the policy of the Master Plan regarding residential development in the City, it is the opinion of Staff that a rezoning of the identified parcel to R-4 should be recommended.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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

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