



innovative *by* nature

February 25, 2022

**Bryan K. Barnett**  
Mayor

Dear Property Owner,

**City Council**

**Carol Morlan**  
District 1

**David J. Blair**  
District 2

**Susan M. Bowyer, Ph.D.**  
District 3

**Ryan J. Deel**  
District 4

**Dale Hetrick**  
At-Large

**Theresa Mungiola**  
At-Large

**David Walker**  
At-Large

The City of Rochester Hills continually strives to be the preeminent place to live, work, and raise a family. That hard work has not gone unnoticed, and the City has been recognized with many accolades for its parks, safety, schools and overall quality of life. With that success comes increased interest from people who also want to enjoy what Rochester Hills has to offer. Consequently, we have heard some concerns about the amount, location, and type of development occurring, especially with regard to projects in the Flex Business (FB) Overlay Zoning Districts, a zoning tool which allows for greater density in exchange for a mixture of uses and better design. As a result, the city administration will be studying the Flex Business (FB) Overlay Zoning Districts to ensure that the City's vision and the development that these zoning districts attract are aligned. You are receiving this letter because your property is located within a FB district.

The FB districts are optional zoning districts with additional regulations that allow for a second option for development, in addition to the original zoning. Properties zoned with the FB option can choose to develop under the FB regulations or the underlying zoning regulations. The FB districts were a recommendation of the 2007 Master Plan, and the City created this additional zoning option in 2009. During the recession, the City worked to explore more creative ways of permitting flexibility to better respond to market trends. Since that time, a number of developments were brought to the city under this zoning option and the city has now determined it is time to re-evaluate the standards to ensure development is meeting the original intent of the districts.

In order to accomplish this in an organized and transparent fashion, the City is proposing a six month moratorium on development under the FB district option. The moratorium will mean a pause on development in the FB districts during which time potential Zoning Ordinance amendments to the FB districts are studied to determine what (if any) changes may be desired. A public hearing will be held at City Hall as part of the regularly scheduled Planning Commission meeting on Tuesday, March 15<sup>th</sup> on the proposed ordinance to begin the moratorium. Members of the public are welcome to submit comments via email, mail or in person per the instructions outlined in the attached public hearing notice.

In summary, what does this mean for you as a property owner?

1. A public hearing will be held by the Planning Commission on March 15, 2022 at 7pm at City Hall to discuss the moratorium and to make a recommendation to City Council. City Council will then hold a first and second reading for the moratorium at subsequent Council meetings.
2. A moratorium will create a "pause" in development where new development applications will not be accepted in accordance with the FB districts during this six month period.
3. During the six month time frame, City administration will study the ordinance and make recommended changes to the FB districts to the Planning Commission and City Council.

- 4. Updated FB district regulations will be presented at a future public hearing and again the Planning Commission will make a recommendation to City Council stating how the districts could be modified. City Council will then hold a first and second reading of the updated ordinance at subsequent Council meetings.

For additional information, to provide public comment or to sign up to be notified of future meetings, please visit [www.rochesterhills.org/FBmoratorium](http://www.rochesterhills.org/FBmoratorium).

Please let us know if you have any questions or concerns.

Sincerely,



Sara Roediger, AICP, Director  
Department of Planning and Economic Development

Attachment: Public Hearing Notice

