



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

**1000 Rochester Hills Dr.
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Legislative File No: 2010-0259 V2

TO: Mayor and City Council Members

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

DATE: July 30, 2010

SUBJECT: Acceptance for First Reading – An Amendment to Chapter 138 of the Code of Ordinances of the City of Rochester Hills to rezone one parcel totaling approximately four acres, located at the southwest corner of Horizon Court and Livernois, from I (Industrial) to SP (Special Purpose), Jack’s Place for Autism Foundation, applicant.

REQUEST:

Accept for first reading the request to rezone one parcel of land at the southwest corner of Horizon Court and Livernois (Fire Station 1’s road) from I, Industrial, to SP, Special Purpose. The subject parcel is master planned REC, Regional Employment Center. The site is surrounded by Industrial Zoning on the west side of Livernois, and across Livernois to the east is the Rochester Glens Subdivision.

BACKGROUND:

The applicant came to Staff with a use not clearly identified in the Zoning Ordinance (Autism resource and program center). After evaluation, it was determined that Special Purpose is the most appropriate zoning district for the use, however, the proposed location is zoned Industrial, which does not permit the use. The adoption of the City’s Master Land Use Plan identified the site for future land use in the REC district, which allows for flexibility in the type of uses that occurs within the buildings and to foster redevelopment of the area with the loss of manufacturing and other industrial uses. After evaluation of the uses allowed in both the zoning districts Staff and the Planning Commission determined that the proposed rezoning is consistent with the intent of the Master Plan.

A Public Hearing was held before the Planning Commission on July 20, 2010, and the matter was unanimously recommended for approval. The Minutes from that meeting are included, and the applicants will discuss the plans for the Autism center in more detail the night of the meeting. The Planning Commission agreed that permitted and conditional uses in the SP district, even if Jack’s Place did not occupy the site, would be appropriate in this location and is supported by the City’s Master land Use Plan.

The proposed location, if rezoned, would be surrounded on three sides by industrial zoning and separated by Livernois from the neighborhood across the street. The City has several instances of SP being a “stand alone” zoning district. It is designed to accommodate a wide range of uses and to blend with any surrounding land use or zoning district. It is Staff’s opinion that this is an appropriate location for the Special Purpose district, and that the requested district is consistent with the City’s Master Plan.

RECOMMENDATION:

The Planning Commission unanimously recommended approval of the request to rezone one parcel of land known as 15-21-276-006, located at the southwest corner of Horizon Court and Livernois from I (Industrial) to SP (Special Purpose).

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