



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

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**Legislative File No: 2006-0790 V3**

**TO:** Mayor and City Council Members

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

**DATE:** March 26, 2007

**SUBJECT:** Acceptance for First Reading – An Ordinance to amend Chapter 138, Zoning, to Conditionally Rezone six parcels of land, located north of South Boulevard and east of Crooks from R-4, One Family Residential, to SP, Special Purpose.

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**REQUEST:**

To Conditionally Rezone six vacant parcels of land located near the northeast corner of Crooks and South Boulevard from R-4, One Family Residential, to SP, Special Purpose. The request is being done in conjunction with a request to Conditionally Rezone four parcels to the south of these to O-1, Office Business, with the intent to develop the subject parcels as one cohesive site.

**BACKGROUND:**

(Please refer to File No. 2006-0791 regarding the Conditional Rezoning to O-1).

The 2007 Master Plan shows the parcels the applicant would like Conditionally Rezoned to senior housing planned for Mixed Residential use, which would also allow senior housing, although the density will not be decided until the Zoning Ordinance is updated. The corner parcel, proposed for O-1, is one in the City proposed for a hybrid approach to land use planning, with the idea that the City would have more control over the appearance and character of developments and would create diverse areas for a viable, non-residential tax base. The applicant states that both sites would be planned as one development, with shared infrastructure, landscaping, compatible architecture and access.

Mixed uses are recommended as one of the future land use goals because they would offer the City and landowners the flexibility to meet changing market needs, increase housing choice and permit the construction of non-single family residential land uses.

In the request for a change of zoning, the applicant states that the request to SP, for senior housing, is consistent with the current Master Land Use Plan, which calls for Mixed Residential as an appropriate use for the subject property. The increased density community will benefit by being close to accessory uses and support facilities, such as pharmacies and a supermarket across the street, and they feel that single-family homes would be difficult to market at an a busy intersection with commercial on the three other corners. They state that senior housing is increasing in demand and that the City recognized this need by planning for it at this corner in the 1999 Master Plan.

Commission unanimously recommended approval of the request to Conditionally Rezone the subject parcels to SP. Please refer to Planning Commission Minutes of March 6, 2007 for further details.

**RECOMMENDATION:**

Staff and the Planning Commission recommend that City Council accept for first reading an Ordinance to amend Chapter 138, Zoning, to Conditionally Rezone Parcel Nos. 15-33-351-003, -004, -005, -006, -007 and part of 019 from R-4, One Family Residential to S-P, Special Purpose.

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**RESOLUTION**

**NEXT AGENDA ITEM**

**RETURN TO AGENDA**

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<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>Department Review</b>		
<b>Department Director</b>		
<b>Mayor</b>		
<b>City Council Liaison</b>		