

DEPARTMENT OF
PLANNING AND
DEVELOPMENT

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City Hall
General Information
248.656.4600

Bryan K. Barnett
Mayor
248.656.4664

December 29, 2008

Re: Proposed Zoning Designation for Parcel No. 15-21-102-020
R-1, One Family Residential District to RE, Residential Estate District

Dear Property Owner,

This letter contains important information regarding your property and a proposed change in zoning. As you might be aware, the City of Rochester Hills adopted an updated Master Land Use Plan in 2007. The Master Plan is a guide for the preservation of neighborhoods and future development of the City, while the Zoning Ordinance is a law that controls development and land use. City Staff and consultant McKenna Associates, Inc. have prepared a comprehensive update of the City's Zoning Ordinance to implement the Master Plan. That update includes proposed amendments to the Zoning Map, including your property.

The current zoning of your property is R-1, which requires a minimum 20,000 square-foot lot area and a minimum lot frontage of 100 feet. The R-1 district is the lowest-density zoning district in the current Zoning Ordinance. However, most of the existing lots in your area are larger than one acre. A new zoning district has been included in the new Zoning Ordinance called the Residential Estates (RE) district. The RE district requires a minimum lot area of one acre and a minimum lot frontage of 120 feet. The purpose of this new zoning district and the proposed Zoning Map change is to preserve the integrity and existing character of your area. The new RE zoning district permits all of the same uses and activities that are permitted right now in the R-1 district, so your use and enjoyment of your property will not be impacted. The change is only intended to require larger lots in your area.

The Zoning Ordinance and amended Zoning Map must be adopted by City Council, following a recommendation by the Planning Commission. A Public Hearing will be held before the Planning Commission on January 27, 2009 to consider the proposed amendments and to get input from interested parties. Prior to that, Staff will be available on January 20, 2009 from 4:30 p.m. to 6:30 p.m. in the City Hall Auditorium to answer any questions or concerns. If you have any questions in the meantime, please feel free to call me at (248) 656-4660.

The proposed Zoning Ordinance and Map will be made available online at www.rochesterhills.org. Copies can be viewed at the Planning and Development Department from the hours of 8:00 a.m. until 5:00 p.m., Monday to Friday.

Sincerely,

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www.rochesterhills.org

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December 29, 2008

Re: Proposed Zoning Designation for Parcel No. 15-27-427-012
R-1, One Family Residential to O-1, Office Business District

Dear Property Owner,

This letter contains important information regarding your property and a proposed change in zoning. As you might be aware, the City of Rochester Hills adopted an updated Master Land Use Plan in 2007.

The Master Plan is a guide for the future development of the City, while the Zoning Ordinance is a law that controls development and land use. City Staff and consultant McKenna Associates, Inc. have prepared a comprehensive update of the City's Zoning Ordinance to implement the Master Plan. That update includes proposed amendments to the Zoning Map, including your property. A map amendment is made to bring a zoning district into consistency with the goals and policies of the Master Plan, and can be initiated by a property owner, the Planning Commission or City Council. We have reviewed the Zoning Map for consistency with the intent of the Master Plan and have determined that the existing zoning designation of the above referenced parcel is inconsistent with the intent of the Master Plan. There are long-term planning issues that do not necessarily correspond with the current use of the properties and the City believes that changing the zoning designation from R-1 to O-1 will enhance the appropriate balance of land uses within the City to be more compatible with existing and future surrounding uses.

The Zoning Ordinance and amended Zoning Map must be adopted by City Council, following a recommendation by the Planning Commission. A Public Hearing will be held before the Planning Commission on January 27, 2009 to consider the proposed amendments and to get input from interested parties. Prior to that, Staff will be available on January 20, 2009 from 4:30 p.m. to 6:30 p.m. in the City Hall Auditorium to answer any questions or concerns. If you have any questions in the meantime, please feel free to call me at (248) 656-4660.

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December 29, 2008

Re: Proposed Zoning Designation for Parcel No. 15-30-401-008 -
I-2, Heavy Industrial and ORT, Office Research Technology: I-2 Portion
to I-1, Light Industrial District

Dear Property Owner,

This letter contains important information regarding your property and a proposed change in zoning. As you might be aware, the City of Rochester Hills adopted an updated Master Land Use Plan in 2007.

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The Zoning Ordinance and amended Zoning Map must be adopted by City Council, following a recommendation by the Planning Commission. A Public Hearing will be held before the Planning Commission on January 27, 2009 to consider the proposed amendments and to get input from interested parties. Prior to that, Staff will be available on January 20, 2009 from 4:30 p.m. to 6:30 p.m. in the City Hall Auditorium to answer any questions or concerns. If you have any questions in the meantime, please feel free to call me at (248) 656-4660.

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December 29, 2008

Re: Proposed Zoning Designation for Parcel No. 15-30-302-002
RM-1, Multiple Family Residential to I-1, Light Industrial District

Dear Property Owner,

This letter contains important information regarding your property and a proposed change in zoning. As you might be aware, the City of Rochester Hills adopted an updated Master Land Use Plan in 2007.

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The Zoning Ordinance and amended Zoning Map must be adopted by City Council, following a recommendation by the Planning Commission. A Public Hearing will be held before the Planning Commission on January 27, 2009 to consider the proposed amendments and to get input from interested parties. Prior to that, Staff will be available on January 20, 2009 from 4:30 p.m. to 6:30 p.m. in the City Hall Auditorium to answer any questions or concerns. If you have any questions in the meantime, please feel free to call me at (248) 656-4660.

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