



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
248.656.4630  
[www.rochesterhills.org](http://www.rochesterhills.org)

Legislative File No: 2006-0790

**TO:** Mayor and City Council Members  
**FROM:** Sara Roediger, Planning and Economic Development Director, ext. 2573  
**DATE:** September 30, 2022  
**SUBJECT:** Accept and file the reversion of approved conditional rezoning for 3.28 acres located to the north and east of South Boulevard and Crooks Road (parcel #15-33-351-041), from SP Special Purpose District to R-4 One Family Residential, pursuant to the terms and conditions of the conditional rezoning agreement executed between the City of Rochester Hills and Crooks Mangla, LLC.

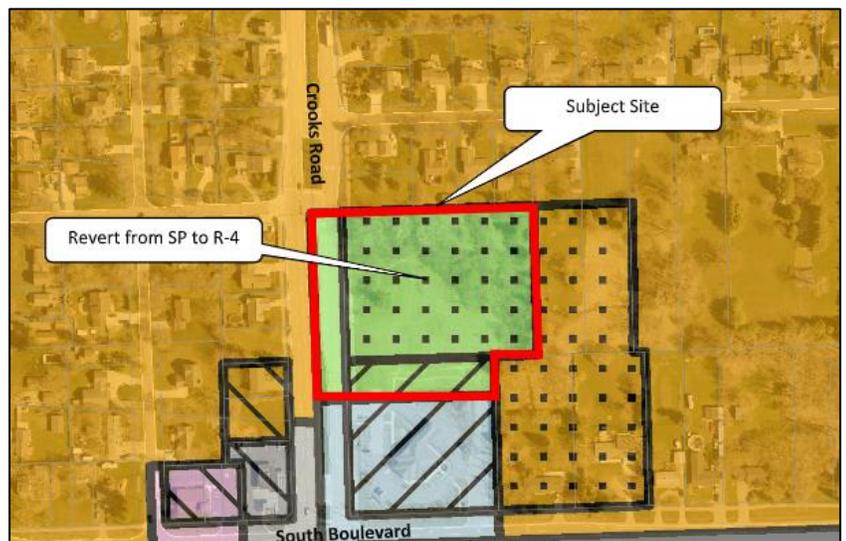
**REQUEST:**

Accept and file the reversion of the previously approved conditional rezoning (Legistar File 2006-0790 and City file #02-028) designation of the 3.28 acre property, parcel #15-33-351-041, generally located to the north and east of South Boulevard and Crooks Road respectively, from SP Special Purpose District to R-4 One Family Residential, pursuant to the terms and conditions of the conditional rezoning agreement executed between the City of Rochester Hills and Crooks Mangla, LLC on March 25, 2008 and subsequently recorded with the property at the Oakland County Register of Deeds on April 17, 2008.

**BACKGROUND:**

On May 9, 2007, City Council, after the Planning Commission reviewed the applications and conducted the required public hearings, approved two conditional rezonings for the properties located at the northeast corner of South Boulevard and Crooks Road that were intended to be developed in harmony with one another. The first conditional rezoning was for the property located at the immediate corner of South Boulevard and Crooks Road to rezone from R-4 One Family Residential to O-1 Office Business District, specifically for the development an office building. The first conditional rezoning resulted in the development of the Chase Bank. The second conditional rezoning, the subject parcel for the current action, was for the conditional rezoning from R-4 One Family Residential District to SP Special Purpose, specifically for the purposes of developing a senior living facility. This second conditional rezoning for the senior living facility was never developed.

The Conditional Rezoning Agreement (Agreement) that was approved for this property, executed by the City and Crooks Mangla, LLC (owner at the time of the rezoning request) and recorded with the Oakland County Register of Deeds specifically states in Section 4. Zoning Expiration that the zoning conditions contained in the Agreement shall apply for a period of four years. Further, the Agreement also indicates that the property shall revert to its former zoning classification of R-4, Single Family Residential, without any rezoning action being required by the City. Please refer to the attached Agreement.



On February 5, 2020, City Staff forwarded a written communication to Crooks Mangla, LLC outlining the terms of the Agreement and that based on the expiration clause that the conditions of the Agreement only applied for four years, that City Staff would be presenting the item to City Council at a subsequent meeting. Unfortunately, due to the pandemic, the item never appeared before City Council. City Staff has consulted with the City Attorney and is now bringing this item forward to complete the process and revert the property back to its previous zoning designation pursuant to the Agreement. No formal action is required of City Council, in accordance with the approved Agreement.

**RECOMMENDATION:**

Staff recommends that City Council accepts and files the reversion of the conditional rezoning designation of the approximate 3.28 acre property generally located to the north and east of South Boulevard and Crooks Road respectively, from SP Special Purpose District to R-4 One Family Residential, pursuant to the terms and conditions of the conditional rezoning agreement executed between the City of Rochester Hills and Crooks Mangla, LLC on March 25, 2008 and subsequently recorded with the property at the Oakland County Register of Deeds on April 17, 2008.

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APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney       Yes       N/A