



From: Chris McLeod, AICP, Planning Manager
To: Members of the Planning Commission
Date: 5/16/2023
Re: Proposed Nonresidential Zoning Ordinance Amendments and Rezoning

As the Commission is aware, this process began with the City Council and Planning Commission joint meeting in 2022 and has included numerous public meetings, an open house, extensive noticing, and the development of a specific webpage and GIS map outlining all aspects of the proposed amendments and rezonings. The purpose of tonight’s meeting is to conduct the required public hearing for the proposed amendments and rezonings. After the public hearing has been conducted and discussion by the Planning Commission has concluded, the Planning Commission should make a recommendation to City Council for their consideration. Giffels Webster has provided a detailed memo regarding the process to this point, including the purpose and highlights of the changes proposed as a part of the nonresidential zoning district consolidation. City Staff recommends approval of the proposed Zoning Ordinance Amendments and Rezoning.

Please see the motions below for the Planning Commission’s consideration.

Motion to Recommend Approval of Ordinance Amendments

MOTION by _____, seconded by _____, that the Planning Commission **recommends** to City Council **approval** of an ordinance to amend Article 4 – Zoning Districts and Permitted Uses, Article 5 – Schedule of Regulations, Article 6 – Supplemental District Standards, Article 8 - Flex Business Overlay District, Article 11 – Off-Street Parking and Loading, Article 12 – Landscaping and Screening, and Article 13 – Definitions of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to update the City’s nonresidential zoning districts and ancillary zoning districts along with the necessary associated definitions, and to ensure consistency across various ordinance sections; to repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations (with the following changes).

Motion to Recommend Approval of Rezoning

MOTION by _____, seconded by _____, that the Planning Commission **recommends** to City Council **approval** of an ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to rezone the parcels of land as described below and to repeal conflicting ordinances and to prescribe a penalty for violations. Parcels include:

Parcel Number	Address	Acres	Existing Zoning	Proposed Zoning
1532483025	3980 Crooks	0.42	B-5	NB

Parcel Number	Address	Acres	Existing Zoning	Proposed Zoning
1532483005	2044 South Blvd W.	0.22	B-1	NB
1532483006	No Address	0.11	B-1	NB
1532483007	No Address	0.11	B-1	NB
1531101002	3965 W. Auburn	0.13	B-1	NB
1531101041	3931 W. Auburn	0.64	B-1	NB
1531101038	3915 W. Auburn	0.19	B-1	NB
1530351033	3982 W. Auburn	0.83	B-5**	NB
1531101001	3985 W. Auburn	0.39	B-5	NB
1530353031	No address	0.11	B-5	NB
1530353032	3760 W. Auburn	0.11	B-5	NB
1530353033	No address	0.11	B-5	NB
1530353034	No address	0.11	B-5	NB
1530353035	No address	0.11	B-5	NB
1529452017	2388 W. Auburn	0.36	B-1	NB
1529452029	2384 W. Auburn	0.61	B-1**	NB
1529452034	2364 W. Auburn	0.37	B-1	NB
1529452033	No Address	0.14	B-1	NB
1529452020	No Address	0.47	B-1**	NB
1529452021	2314 W. Auburn	1.12	B-1**	NB
1529453024	2300 W. Auburn	0.50	B-1	NB
1529454023	2955 Midvale	0.70	B-1	NB
1532228128	No Address	0.89	B-1	NB
1533101017	3055 Crooks	0.45	B-1	NB
1533101050	1927 W. Auburn	0.63	B-1	NB
1533101040	1923 W. Auburn	0.53	B-1	NB
1533101041	1875 W. Auburn	1.05	B-1	NB
1532228088	2021 W Auburn	0.69	B-5	NB
1528452063	1422 W. Auburn	0.34	B-1	NB
1528452064	1416 W. Auburn	0.12	B-1	NB
1528452071	No Address	0.34	B-1	NB
1528453074	1390 W. Auburn	0.36	B-1	NB
1528476067	1220 W. Auburn	1.03	B-1	NB
1528477060	1180 W. Auburn	0.34	B-1	NB
1528477058	1156 W. Auburn	0.41	B-1	NB
1528478056	2993 Corinthia	0.38	B-1	NB
1528478057	1060 W. Auburn	1.47	B-1**	NB
1527351009	No Address	5.74	B-1**	NB
1534101003	981 W. Auburn	0.46	B-5	NB
1534101027	991 W. Auburn	0.52	B-5	NB
1528479089	1020 W. Auburn	0.78	B-5	NB
1528451071	1440 W. Auburn	0.77	B-5	NB
1527477067	2728 S. Rochester	3.07	B-5	CB
1527477068	2740 S. Rochester	1.95	B-5	CB
1535100046	No address	0.30	B-5	NB
1535100044	6 E. Auburn	0.57	B-5	NB
1535100045	No address	0.30	B-5	NB
1535100003	10 E. Auburn	0.98	B-2	CB
1535100051	3035 S. Rochester	1.21	B-2	CB
1534277006	3420 S. Rochester	1.31	B-5	NB
1535352066	3809 S. Rochester	1.29	B-5	NB
1535352067	No address	0.31	B-5	NB
1535352019	3841 S. Rochester	0.76	B-5	NB
1536101001	1020 E. Auburn	0.72	B-1	NB
1536101002	No Address	2.52	B-1	NB
1525351043	2955 John R	0.48	B-5	NB
1525351041	1015 E. Auburn	1.26	B-5	NB

Parcel Number	Address	Acres	Existing Zoning	Proposed Zoning
1526478007	871 E. Auburn	9.99	B-3	NB
1535226006	996 E. Auburn	0.75	B-5	NB
1527226012	2020 S. Rochester	0.42	B-5	NB
1514351069	No address	2.03	B-5	NB
1522226022	1010 S. Rochester	0.98	B-5	CB
1515426016	532 S Rochester	0.38	B-5	NB
1503477038	6980 N. Rochester	0.66	B-5	NB
1510226016	1497 N. Rochester	0.39	B-5	NB
1510226041	1459 N. Rochester	10.15	B-3	NB
1503477015	190 W. Tienken	0.32	B-5	NB
1502300013	No address	9.60	ORT	O
1509476042	1310 Walton Blvd	1.02	B-5	NB
1509476033	1400 Walton Blvd	8.06	B-3	NB
1515101008	1295 Walton Blvd	0.61	B-5	CB
1508351003	2980 Walton Blvd	0.83	B-5	NB
1517102003	2995 Walton Blvd	0.92	B-5	NB
1521376011	1500 W. Hamlin	9.51	ORT	EC
1521376010	1600 W. Hamlin	6.13	ORT	EC
1521376009	1700 W. Hamlin	1.12	ORT	EC
1521376008	1750 W. Hamlin	1.83	ORT	EC
1529151011	2463 W. Hamlin	3.17	ORT, CJ	EC
1529151012	2801 W. Hamlin	78.82	ORT, R-2, CJ**	EC
1529151015	No address	0.49	ORT, CJ	EC
1529151017	No address	5.25	ORT, CJ	EC
1529151008	2915 W. Hamlin	0.82	R-2, CJ	EC
1529151016	No address	1.27	R-2	EC
1530101004	3900 W. Hamlin	39.13	ORT	EC
1530102001	No address	1.86	ORT**	EC
1530103002	3901 W. Hamlin	13.06	ORT	EC
1530103004	No address	9.00	ORT	EC
1530227004	3499 W. Hamlin	11.94	ORT	EC
1530227005	3255 W. Hamlin	5.99	ORT	EC
1530276006	2500 S. Adams	15.12	ORT, CJ	HB
1530401008	No address	6.11	I, ORT, CJ**	HB
1530326015	No address	19.53	I, CJ	HB
1530176003	No address	7.03	ORT, CJ	HB
1530276007	3512 Marketplace Cir.	3.27	ORT, CJ	HB
1530176011	3544 Marketplace Cir.	2.82	ORT, CJ	HB
1530176010	3576 Marketplace Cir.	3.65	ORT, CJ	HB
1530176006	3610 Marketplace Cir.	12.76	ORT, CJ	HB
1530301014	No address	0.78	I, CJ	HB
1530326016	2744 S. Adams	1.28	I, CJ	HB
1530301040	2748 S. Adams	1.04	I, CJ	HB
1530302040	2754 S. Adams	2.23	I, CJ	HB
1530301044	No address	0.55	I, CJ	HB
1530301043	No address	6.03	I, CJ	HB
1530176012	No address	10.59	ROW, ORT, CJ	I
1530301041	No address	7.00	I, ORT, CJ**	I

** split zoned property

B-1 = Local Business

B-2 = General Business

B-5 = Automotive Service Business

CB = Community Business

CJ = Consent Judgment

EC = Employment Center

HB = Highway Business

I = Industrial

O = Office

ORT = Office, Research and Technology

R-2 = One-Family Residential

ROW = Right-of-Way