

## MEMORANDUM

To: Rochester Hills Planning Commission

Date: December 13, 2006

From: James Breuckman, AICP, Principal Planner

**Subject: Master Plan Changes Recommended by the Technical Committee**



The following is a summary of changes to the Master Land Use Plan recommended by the Technical Committee in response to input received from adjacent communities and the public that the Open House.

The changes fall into two major categories – map changes and text changes.

**MAP CHANGES**

Attached to this memo is a copy of the revised Future Land Use Map. There are three locations where the map has been changed.

1. Rochdale. The parcels located at the southwest corner of Rochdale and Walton Boulevard have been changed from Business/Flexible Use 1 to Residential 2.5. This is consistent with the remainder of the Rochdale subdivision.
2. Wayside Park. The parcels of land located along Wayside Park (north of Hamlin Road east of Rochester Road) were previously planned for Special Purpose land uses. In order to increase the flexibility for the reuse of these parcels of land, the area has now been planned for Business/Flexible Use 2 land uses.
3. Juengel Orchards. The land use designation for Juengel Orchards subdivision has been changed from Residential 3 to Residential 2.5, which is consistent with the existing zoning designation of the neighborhood.

**TEXT CHANGES**

The following new text has been included in Chapter 7 – Future Land Use. The following text represents all new text, and is not a summary.

1. Added to page 7.2 – Residential Mixed Use. “Further, any attached unit building should not contain more than 4 dwelling units without conditional use approval by the City. Apartment buildings are not appropriate in residential mixed use areas.”

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2. Added to page 7.3 – Residential Mixed Use. “By way of example, the parcels in the Juengel Orchards subdivision located along Rochester Road are planned for Residential Mixed Use. This will permit the development of the same number of single family homes that could otherwise be developed, but will provide flexibility to better buffer the development from Rochester Road and to eliminate the need for driveway accesses onto Rochester Road.”
  
3. Added a new item, “New Land Use Categories” to page 7.9 in the “Future Land Use Considerations” subsection. “Where new land use categories are proposed that require the development of new zoning districts, such as the Business/Flexible Use, Regional Employment Center, and Residential Mixed Use land use areas, no proposed rezonings or development should be considered by the City until the Zoning Ordinance has been updated to include standards and regulations that are consistent with the design guidelines contained later in this chapter.”

We look forward to reviewing this information with you on December 19. Please do not hesitate to call us if you should have any questions or comments prior to the meeting.