



City of ROCHESTER HILLS

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

NOTICE OF PUBLIC HEARING AMENDMENTS TO FLEX BUSINESS OVERLAY ORDINANCE AND MULTIPLE REZONINGS ROCHESTER HILLS PLANNING COMMISSION

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER HILLS PLANNING COMMISSION, in accordance with the Open Meetings Act, Act 267 of the Public Acts of 1976 as amended, and the Michigan Zoning Enabling Act, Public Act No. 110 of 2006 as amended, will hold a Public Hearing for the following:

1. To consider an ordinance to amend Article 8 Flex Business Overlay District and Article 13 Definitions, of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, and
2. To rezone various properties to either add or remove the Flex Business Overlay, as described in the table below.

The Flex Business Overlay District is designed to foster vital, lively and sustainable development in strategic areas along arterial and collector roads and at major intersections in the city. The district encourages redevelopment of sites to enhance property values and the overall appearance of the city by providing incentives for property owners to redevelop older and under-utilized commercial developments with a wider range of uses. The proposed amendments seek to address concerns related to the size of properties allowed to use the provisions; inappropriate development with regard to surrounding properties; and insufficient setbacks with regard to adjoining residential properties, among other items.

The Public Hearing on the proposed ordinance amendments will be held at the Rochester Hills Planning Commission Meeting on **Tuesday, August 16, 2022, commencing at 7:00 PM**, at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309. There will also be a public open house on **Tuesday, August 10, 2022 from 4:00 p.m. to 6:00 p.m.** at the same location. Information regarding the proposed ordinance amendments may be obtained from the Planning and Economic Development Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, or by calling (248) 656-4660. The documents can also be seen on the City's website at www.rochesterhills.org/FBmoratorium and www.rochesterhills.org/government/public_hearing_notices. Written comments concerning this matter will be received by the Planning and Economic Development Department prior to the Public hearing or by the Planning Commission at the Public Hearing. The recommendation will be forwarded to City Council after the Public Hearing.

Deborah Brnabic, Chairperson
City of Rochester Hills

Dated this 26th day of July 2022
At Rochester Hills, Michigan
Publish: August 1, 2022

Note: Anyone planning to attend the meeting who has need of special assistance under the American with Disabilities Act (ADA) is asked to contact the Facilities Division at (248) 656-2560 forty-eight hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

Parcels to be Added to Flex Business Overlay	
Parcel(s)	Address
15-15-429-026 and 15-15-429-027	N/A
Part* of 15-15-405-004	285 Cloverport
15-22-226-027	1160 S. Rochester Rd.
15-36-101-006, 15-36-101-007, 15-36-101-009	N/A
15-25-351-033 and 15-25-351-032	1065 E. Auburn Rd.
15-25-351-025	2859 John R Rd
15-25-351-008	2871 John R Rd.
15-36-426-011	N/A
15-16-204-021	145 Rochdale Dr. S.
15-16-204-022	155 Rochdale Dr. S.
Part* of 15-28-478-057	1060 W. Auburn Rd.
15-28-478-056	2993 Corinthia Dr.
15-29-477-034	2820 Crooks Rd
15-29-477-035	2840 Crooks Rd.
15-29-477-043	2860 Crooks Rd.
15-29-477-045	2880 Crooks Rd.
15-29-477-038	2950 Crooks Rd.
15-29-477-049	2896 Crooks Rd.
15-29-477-036	2930 Crooks Rd.
15-29-477-037	2970 Crooks Rd.

Parcels to be Added to Flex Business Overlay	
Parcel(s)	Address
15-29-452-017	2388 W. Auburn Rd.
15-29-452-029	2384 W. Auburn Rd.
15-29-452-034	2364 W. Auburn Rd.
15-29-452-033	N/A
Part* of 15-29-452-021	2314 W. Auburn Rd.
Part* of 15-29-452-020	N/A
15-29-453-024	2300 W. Auburn Rd.
15-29-454-023	2955 Midvale Dr.
15-30-352-025	3870 W Auburn Rd.
15-30-352-026, 15-30-352-027, 15-30-352-028, 15-30-352-029	N/A
15-30-352-030	3820 W. Auburn Rd.
15-30-352-031	N/A
15-30-353-043	3776 W. Auburn Rd.
15-30-353-031	
15-30-353-032	3760 W. Auburn Rd.
15-30-353-033, 15-30-353-034, 15-30-353-035	N/A
15-32-482-025	2094 South Blvd.
15-32-482-015, 15-32-482-016	N/A
15-32-482-027	2062 South Blvd. W.

Parcels to be Removed from Flex Business Overlay	
Parcel(s)	Address
15-03-477-017	6812 Old Orion Ct.
15-15-429-034 (overlay covers part of the parcel)	49 Cloverport Ave.
15-33-476-043	3976 S. Livernois Rd.
15-34-352-010	994 South Blvd. W.
15-34-352-034	3967 S. Livernois Rd.
15-34-352-011	N/A
15-34-352-035	910 & 930 South Blvd. W.
15-33-351-042	3989 Crooks Rd.

Parcels to be Removed from Flex Business Overlay	
Parcel(s)	Address
15-33-351-041 (overlay covers part of the parcel)	N/A
15-08-351-005	178 N. Adams Rd.
15-08-303-037	N/A
15-08-303-036	N/A
15-30-351-020	2954 Avalon Rd.
15-30-351-019	2936 Avalon Rd.
15-30-351-045	N/A
15-31-301-021	3445 S. Adams Rd.
15-31-301-027	3474 York Rd.
15-31-301-028	3500 York Rd.

Part* indicates a portion of the parcel listed