



City of ROCHESTER HILLS

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

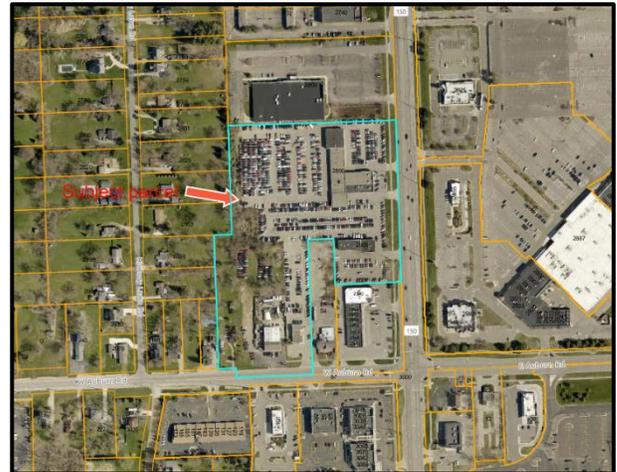
NOTICE OF PUBLIC HEARING PLANNING COMMISSION

TO ROCHESTER HILLS RESIDENTS:

REQUEST: Rezoning/Amendment of the Official Zoning Map Recommendation. In accordance with the Michigan Zoning Enabling Act, PA 110 of 2006, as amended, and Sections 138-1.200 and 1.203 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a Public Hearing for a Rezoning Recommendation is required with the review of an application to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to rezone portions of approximately 12.5 acres of land known as Parcel No. 15-27-477-073/2890 S. Rochester Rd. located northwest of Rochester Rd. and Auburn Rd. (formerly Parcel Nos. 15-27-477-032/120-122 W. Auburn Rd., 15-27-477-062/74 W. Auburn Rd., 15-27-477-063 and 15-27-477-064/94 W. Auburn Rd., and and 15-27-477-066/2890 S. Rochester Rd.).

Portions of the new consolidated parcel are proposed to be rezoned from B-2 General Business District with an FB-3 Flex Business Overlay to B-3 Shopping Center Business District with an FB-3 Flex Business Overlay. The rezoning is requested in conjunction with a site plan review for the proposed expansion of the Serra Ford Rochester Hills car dealership (File No. JNRNB2021-0034). The FB-1, FB-2 and FB-3 Overlay Districts are proposed to be consolidated under one Flex Business Overlay District under a separately proposed ordinance amendment which is planned for an upcoming City Council meeting.

The Public Hearing will be held at the Rochester Hills Planning Commission meeting on **Tuesday, September 20, 2022**, commencing at **7:00 PM**, at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309. Information concerning this request may be obtained from the Planning and Economic Development Department during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Plans can also be viewed on the City's website, through the Development Projects map on the Planning & Economic Development webpage. Written comments concerning this request will be received by the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, 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.



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.

Deborah Brnabic, Chairperson
Rochester Hills Planning Commission

Dated this 25th day of August 2022
At Rochester Hills, Michigan
Publish: September 5, 2022