



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2019-0413 V3

TO: Mayor and City Council Members
FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573
DATE: November 1, 2019
SUBJECT: Acceptance for First Reading – An Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to replace the CI Commercial Improvement district with the new BD Brooklands District for the area on the north and south sides of Auburn from Culbertson to Dequindre, City of Rochester Hills, Applicant

REQUEST:

Accept for First Reading an Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to replace the CI Commercial Improvement District with the New BD Brooklands District. Please see the attached memo from the City’s consultant, Giffels Webster, dated October 29, 2019 which outlines the proposed uses, setbacks, height, building design, parking, signs, landscaping and other details of the proposed district.

BACKGROUND:

Given ongoing improvements and redevelopment to the area between Culbertson and Dequindre and based upon the Auburn Road Corridor Plan, including public open houses and survey, the Auburn Road Reconstruction Plan, Streetscape Plan and the Master Plan Update, the zoning was studied to determine amendments needed to bring the Zoning Ordinance and Map into alignment with these plans. The city contracted with Giffels Webster to complete a zoning audit, and the following recommendations were made for the corridor: Amend the CI district requirements and rename it the BD Brooklands district; amend the Zoning Map to remove the FB-2 Overlay district from the corridor; and add two B-5 sites and one B-2 site within the corridor to the BD district. Along with this request, there is a rezoning request included (see File No. 2019-0414).

The matter was discussed at several Planning Commission meetings, and a public hearing was held at the September 17, 2019 meeting. The last of the recommendations were made, and the matter was again before the Commission on October 28, 2019. The Planning Commission recommended approval of the new BD Brooklands district with a 5-1 vote.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council accepts for First Reading an Ordinance to amend Chapter 138, Zoning of the Code of Ordinances to replace the CI Commercial Improvement district with the new BD Brooklands district as identified in the attached Resolution.

APPROVALS:	SIGNATURE	DATE
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Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A

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