



innovative *by* nature

July 27, 2022

Bryan K. Barnett
Mayor

Dear Property Owner,

City Council

Carol Morlan
District 1

David J. Blair
District 2

Susan M. Bowyer, Ph.D.
District 3

Ryan J. Deel
District 4

Dale Hetrick
At-Large

Theresa Munglioli
At-Large

David Walker
At-Large

On April 18, 2022, a six-month moratorium on developments using the Flex Business (FB) Overlay zoning districts became effective, allowing City of Rochester Hills staff and the Planning Commission to discuss proposed changes to the ordinance. As part of these discussions, various changes to the location of the overlay have been discussed along with the amount, location, and type of development permitted. The purpose of this letter is to inform you as a property owner that your property was identified as one that we are proposing to rezone by **adding the overlay**, and to inform you of upcoming City meetings.

The FB districts are optional zoning districts with additional regulations that allow for a second option for development, in addition to the original zoning. Properties zoned with the FB option can choose to develop under the FB regulations or the underlying zoning regulations. The FB districts were a recommendation of the 2007 Master Plan, and the City created this additional zoning option in 2009. During the recession, the City worked to explore more creative ways of permitting flexibility to better respond to market trends. Since that time, a number of developments were brought to the City under this zoning option and the City determined it was time to re-evaluate the standards to ensure development is meeting the original intent of the districts. Proposed changes to the ordinance language address concerns regarding the development permitted, including increasing required setbacks when the development is located adjacent to residential properties, revisions to the building height restrictions, and requiring minimum acreage for development, among other items.

Adding the overlay will not change the underlying zoning of your property; instead it will offer additional options for development. It should be noted that many such parcels will require assembly for development under the FB provisions since the proposed amendments require a minimum property size of two (2) acres.

A full list of properties proposed to be added to the FB overlay district is attached with the Public Hearing Notice. Please visit rochesterhills.org/FBmoratorium to provide public comment and to view a summary of changes, draft ordinance language, and maps. Upcoming meetings are open to the public and the public is encouraged to attend if you have questions or wish to provide input:

1. An Open House will be held by the Planning Commission and City staff on August 10, 2022, from 4-6 p.m. to discuss the proposed ordinance changes with the public and property owners. This meeting will be held in the 2nd floor lobby of City Hall.

2. A Public Hearing will be held by the Planning Commission on August 16 at 7 p.m. in the City Hall Auditorium regarding the proposed ordinance changes and multiple rezonings and to make a recommendation to City Council. City Council will then hold a first and second reading at subsequent Council meetings.

Please let us know if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Sara Roediger". The signature is fluid and cursive, with the first name "Sara" and last name "Roediger" clearly legible.

Sara Roediger, AICP, Director
Department of Planning and Economic Development

Attachment: Public Hearing Notice



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The FB districts are optional zoning districts with additional regulations that allow for a second option for development, in addition to the original zoning. Properties zoned with the FB option can choose to develop under the FB regulations or the underlying zoning regulations. The FB districts were a recommendation of the 2007 Master Plan, and the City created this additional zoning option in 2009. During the recession, the City worked to explore more creative ways of permitting flexibility to better respond to market trends. Since that time, a number of developments were brought to the City under this zoning option and the City determined it was time to re-evaluate the standards to ensure development is meeting the original intent of the districts. Proposed changes to the ordinance language address concerns regarding the development permitted, including increasing required setbacks when the development is located adjacent to residential properties, revisions to the building height restrictions, and requiring minimum acreage for development, among other items.

Removing the overlay will not change the underlying zoning of your property or the ability to develop under those provisions.

A full list of properties proposed to be removed from the FB overlay district is attached with the Public Hearing Notice. Please visit rochesterhills.org/FBmoratorium to provide public comment and to view a summary of changes, draft ordinance language, and maps. Upcoming meetings are open to the public and the public is encouraged to attend if you have questions or wish to provide input:

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2. A Public Hearing will be held by the Planning Commission on August 16 at 7 p.m. in the City Hall Auditorium regarding the proposed ordinance changes and multiple rezonings and to make a recommendation to City Council. City Council will then hold a first and second reading at subsequent Council meetings.

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The FB districts are optional zoning districts with additional regulations that allow for a second option for development, in addition to the original zoning. Properties zoned with the FB option can choose to develop under the FB regulations or the underlying zoning regulations. The FB districts were a recommendation of the 2007 Master Plan, and the City created this additional zoning option in 2009. During the recession, the City worked to explore more creative ways of permitting flexibility to better respond to market trends. Since that time, a number of developments were brought to the City under this zoning option and the City determined it was time to re-evaluate the standards to ensure development is meeting the original intent of the districts.

Proposed changes to the ordinance language address concerns regarding the development permitted, including increasing required setbacks when the development is located adjacent to residential properties, revisions to the building height restrictions, and requiring minimum acreage for development, among other items. While some parcels will be added to the FB overlay district and some will be removed during this process, your parcel **will remain** with the FB overlay zoning. It should be noted that properties with the FB overlay can either be developed according to the provisions of the underlying zoning, or according to the overlay provisions.

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rezonings, and to make a recommendation to City Council. City Council will then hold a first and second reading at subsequent Council meetings.

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Dear Resident or Property Owner,

On April 18, 2022, a six-month moratorium on developments using the Flex Business (FB) Overlay zoning districts became effective, allowing City of Rochester Hills staff and the Planning Commission to discuss proposed changes to the ordinance. As part of these discussions, various changes to the location of the overlay have been discussed along with the amount, location, and type of development permitted. The purpose of this letter is to inform you that your property is located within 300 ft. of a property that will be rezoned by adding or removing the FB overlay, and to inform you of upcoming City meetings. No action is required on your part, however you are welcome to provide public comment at a meeting or to provide written comments as described in the attached legal notice.

The FB districts are optional zoning districts with additional regulations that allow for a second option for development, in addition to the original zoning. Properties zoned with the FB option can choose to develop under the FB regulations or the underlying zoning regulations. The FB districts were a recommendation of the 2007 Master Plan, and the City created this additional zoning option in 2009. During the recession, the City worked to explore more creative ways of permitting flexibility to better respond to market trends. Since that time, a number of developments were brought to the city under this zoning option and the City determined it was time to re-evaluate the standards to ensure development is meeting the original intent of the districts. Proposed changes to the ordinance language address concerns regarding the development permitted, including increasing required setbacks when the development is located adjacent to residential properties, revisions to the building height restrictions, and requiring minimum acreage for development, among other items.

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