



Planning and Economic Development
Ed Anzek, AICP, Director

From: James Breuckman, AICP
To: Planning Commission
Date: April 13, 2012
Re: Zoning Amendment – Accessory Gas Stations in B-3 Districts

Attached to this memo is the Ordinance Draft of the proposed Zoning Ordinance amendment to allow gas stations as a conditional use accessory to certain principal uses in thee B-3 district. This item has been discussed at length at previous Planning Commission meetings.

The attached draft incorporates input received to date, and has been noticed for a Public Hearing. The following motion is included for your consideration:

MOTION by _____, seconded by _____, the Rochester Hills Planning Commission hereby recommends to City Council approval/denial of the request to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills to amend Section 138-4.300, Table of Permitted Uses to list automotive gasoline service stations as a conditional land use in the B-3 District; to amend Section 138-4.404 to add a new Subsection C with Development Standards for gas stations in the B-3 District; and to repeal conflicting Ordinances and prescribe a penalty for the violation thereof.

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