



# Rochester Hills

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## Master

**File Number: 2012-0142**

**File ID:** 2012-0142

**Type:** Policy

**Status:** To Council

**Version:** 7

**Reference:** 2012-0142

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 04/25/2012

**File Name:** 2012 Master Plan Review

**Final Action:**

**Title label:** Request for Approval of Master Land Use Plan Amendments including adoption by reference of the Rochester Road Access Management and the M-59 Corridor Plans; a statement addressing the Complete Streets Policy; a statement regarding the Tree Conservation Ordinance and designation of two parcels on Old Orion Court from One-Family Residential to Business/Flex 1 on the Future Land Use Map

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf, MLUP Update Pages.pdf, Future Land Use Map 2012.pdf, Minutes PC 043013.pdf, Memo Breuckman 042513.pdf, Letter Kaltsounis 112912.pdf, CC Minutes 111212.pdf, Letter Boswell 101812.pdf, Public Hearing Notice.pdf, PC Motion to Approve.pdf, 111212 Agenda Summary.pdf, MLUP Update Pages.pdf, Minutes PC 102312.pdf, Minutes PC 073112.pdf, Minutes PC 052912.pdf, PC Memo 101712.pdf, PC Memo 091412.pdf, PC Mtg Info 091812.pdf, 111212 Resolution.pdf

**Enactment Number:** RES0224-2012

**Contact:** PLA 656-4660

**Hearing Date:**

**Drafter:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission / City Council Joint Meeting	05/29/2012	Discussed				
2	Planning Commission	07/31/2012	Discussed				
3	Planning Commission	09/18/2012					
4	Planning Commission	10/23/2012	Approved				Pass
5	City Council Regular Meeting	11/12/2012	Adopted by Resolution				Pass
6	Planning Commission	04/30/2013	Adopted				Pass

**Text of Legislative File 2012-0142**

Title

Request for Approval of Master Land Use Plan Amendments including adoption by reference of the Rochester Road Access Management and the M-59 Corridor Plans; a statement addressing the Complete Streets Policy; a statement regarding the Tree Conservation Ordinance and designation of two parcels on Old Orion Court from One-Family Residential to Business/Flex 1 on the Future Land Use Map

Body

**Whereas**, the Michigan Planning Enabling Act, Act 33 of the Michigan Public Acts of 2008, as amended, requires the Planning Commission to make and adopt a basic plan or parts of a plan corresponding with major geographic sections or divisions of the City as a guide for the physical development of the municipality and to review and, as necessary, update said Plan every 5 years; and

**Whereas**, the City's Master Land Use Plan was duly adopted by the Planning Commission on February 6, 2007, and the Planning Commission reviewed the Master Land Use Plan during 2012 to identify necessary amendments and adjustments; and

**Whereas**, Notices of Intent to prepare an update to the Master Land Use Plan were sent to adjacent municipalities, school districts, Oakland County and other governmental agencies within Rochester Hills, consistent with the provisions of the Michigan Planning Enabling Act, Act 33 of the Michigan Public Acts of 2008, as amended; and

**Whereas**, the Planning Commission has made a careful and comprehensive study of present conditions and the future needs of the City and have met consistently to research and prepare a draft of the updated Master Land Use Plan; and

**Whereas**, the proposed updated Master Land Use Plan includes text, maps, detailed land use and development policies, existing and future land use, demographics, natural features inventory, economic analysis and implementation proposals; and

**Whereas**, notices and agendas were duly published of Public Hearings and meetings on elements of the Master Land Use Plan Update, and further discussion and opportunity to be heard was had on August 7, 2012, September 18, 2012, October 23, 2012, November 12, 2012 and April 30, 2013; and

**Whereas**, City Council reviewed the proposed updates and approved them for distribution to neighboring communities and other entities as required by PA 33 of 2008, as amended; and

**Whereas**, after the expiration of the comment period, the Planning Commission held a Public Hearing in accordance with the procedures of PA 33 of 2008, as amended, on April 30, 2013 at the Municipal Offices of the City of Rochester Hills at 1000 Rochester Hills Drive, Oakland County, Michigan, and said plan was on display before the Public Hearing in accordance with PA 33 of 2008, as amended; and

**Whereas**, the Planning Commission adopted the Master Land Use Plan update by unanimous vote, and with the required two-thirds affirmative vote of the membership of the Planning Commission as required by PA 33 of 2008, as amended on April 30, 2013.

**Now, Therefore, Be It Resolved**, that the Rochester Hills City Council hereby adopts the Master Land Use Plan Updates for the City of Rochester Hills.