



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2011-0381

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572
DATE: September 9, 2011
SUBJECT: Request to discuss possible Zoning Ordinance text amendment to allow gas stations in B-3 zoning districts as Conditional Uses

REQUEST:

Discuss potential Zoning Ordinance amendment to allow gas station uses as Conditional Uses in the B-3 zoning districts, and if amenable to such a request direct the Planning Commission to prepare an amendment.

BACKGROUND:

The Planning Staff was recently approached by the real estate division of Meijer regarding their store at Rochester and Auburn. Meijer would like to add a gas station at this location. The current Ordinance does not allow gas stations in the B-3 district. Gas stations are only permitted in the B-5 district.

Staff discussed the options for Meijer, including rezoning to B-5 or amending the Ordinance. It was staff's determination that a rezoning would be contrary to the City's Master Land Use Plan and as such could not be supported. A rezoning would also have the effect of allowing any of the more intense uses permitted in the B-5 district. As such, a text amendment, if supported by the City Council, would appear to be the most appropriate way to proceed. A text amendment would allow the City to incorporate criteria that can limit the locations where accessory gas stations are permitted, to require enhanced building appearance and landscaping, restrict lighting, restrict curb cuts, etc.

It would be up to Council to determine if the question should be referred to the Planning Commission.

RECOMMENDATION:

Staff recommends this question be referred to the Planning Commission to study and analyze means and methods to regulate gas stations as an accessory use. Staff will provide the City Council a progress presentation/report to enable Council to provide input as well on this question.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		