



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2022-0371 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: September 2, 2022

SUBJECT: Acceptance for First Reading – An Ordinance to Amend Section 138-4.100, Section 138-4.214, Article 8, and Article 13 of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan

REQUEST:

Accept for First Reading to amend Section 138-4.100 Zoning Districts Established, Section 138-4.214, Article 8 Flex Business Overlay Districts, and Article 13 Definitions of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan.

BACKGROUND:

On April 18, 2022 a six month moratorium became effective to halt review and processing of site plan applications utilizing the Flex Business (FB) Overlay District provisions of the zoning ordinance, after discussions at the Planning Commission and City Council regarding the density of development, building heights and proximity to residential properties permitted by the FB provisions. The purpose of the moratorium was to allow the Planning Commission to hold public meetings and work with Planning staff and their consultant, Giffels Webster, to revise the ordinance to address the concerns expressed, and to evaluate each parcel of land within the overlay district and determine if each parcel should remain in the district or be removed. During the moratorium, the Planning Commission held four worksessions prior to the regularly scheduled public meetings and a public open house, during which numerous public comments were provided. Additionally, a joint meeting was held with the Planning Commission and City Council in July to provide an update of the proposed ordinance revisions and proposed rezonings and to gain Council's input prior to the required public hearing at the Planning Commission on August 10, 2022.

At the public hearing, the Planning Commission forwarded a positive recommendation to City Council, with revisions to the FB Overlay ordinance text regarding the removal of self storage as a conditional use, specific direction with regard to landscape requirements, and the addition of a provision for conservation areas under Places of Interest.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council accepts for First Reading an Ordinance to amend Section 138-4.100 Zoning Districts Established, Section 138-4.214, Article 8 Flex Business Overlay Districts, and Article 13 Definitions of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney Yes N/A