



Bryan K. Barnett
Mayor

July 29, 2016

Re: Proposed Rezoning to FB-2/FB-3 Flex Business Overlay

City Council

Stephanie Morita
District 1

James Kubicina
District 2

Susan M. Bowyer, Ph.D.
District 3

Thomas W. Wiggins
District 4

Kevin S. Brown
At-Large

Dale A. Hetrick
At-Large

Mark A. Tisdell
At-Large

Dear Property Owner,

This letter contains important information regarding your property and a proposed change in zoning that is being initiated by the City of Rochester Hills. The proposed rezoning would add the Flex Business (FB) Overlay zoning to 13 parcels, totaling approximately 22.5 acres near Rochester Rd. between M-59 and South Boulevard.

The FB districts are optional overlay districts. Any land that is located within the boundaries of a FB overlay district will have two zoning designations, the FB Overlay and the standard underlying zoning district as shown on the Zoning Map. The FB districts are an optional method of development that permits a mixture of uses that includes residential, public, institutional, office, business, and retail commercial uses. The addition of the FB Overlay District is an additional option for development, but each property still maintains its underlying zoning, a range of Business and Office zonings in this area. If a property were to be developed or redeveloped, the property owner would have the choice to follow the regulations of the underlying district or the new FB overlay district. The City's intent is to promote business growth and expansion in the community by allowing for the redevelopment of parcels and providing additional opportunities for potential uses in this area. Please review the attached information to see which parcels are being affected and what the proposed additional permitted and conditional uses will be. Note that all existing businesses will still be permitted to continue in the underlying zoning district, and will not result in nonconforming uses.

The proposed rezoning must be adopted by City Council, following a recommendation by the Planning Commission. A public hearing will be held before the Planning Commission on August 16, 2016 to consider the proposed rezoning and to get input from interested parties. Information on the proposed rezoning can be found on the City's website at <http://www.rochesterhills.org/index.aspx?NID=205> or at the Planning and Economic Development Department from the hours of 8:00 a.m. until 5:00 p.m., Monday to Friday.

We hope to continue working with you to ensure continued successful use of your property and to encourage new development opportunities. Feel free to contact us at the emails below or call us at (248) 656-4660 if you have any questions.

Sincerely,

The Planning and Economic Development Department

Ed Anzek, Director
anzeke@rochesterhills.org

Sara Roediger, Manager of Planning
roedigers@rochesterhills.org

Summary

The proposed rezoning would add an optional Flex Business (FB) Overlay District to 13 parcels, totaling approximately 22.5 acres near Rochester Road between M-59 and South Boulevard. The FB districts are optional overlay districts. Any land that is located within the boundaries of a FB overlay district will have two zoning designations, the FB Overlay and the standard underlying zoning district as shown on the Zoning Map. The FB districts are an optional method of development that permits a mixture of uses that includes residential, public, institutional, office, business, and retail commercial uses. The addition of the FB Overlay District is an additional option for development, but each property still maintains its underlying zoning, a range of Business and Office zonings in this area. If a property were to be developed or redeveloped, the property owner would have the choice to follow the regulations of the underlying district or the new FB overlay district.

The FB districts are designed to foster vital, lively, and sustainable development that creates an identity for portions of the City. The FB districts are adopted to implement the vision of the Master Land Use Plan. These form-based zoning regulations are at a basic level similar to traditional use-based zoning techniques because they regulate the same characteristics of development. Both traditional use-based zoning regulations and the form-based regulations regulate four major components of development - use, site design, building design, and management. The difference between the form-based regulations and traditional use-based regulations is the emphasis and specificity of regulation placed on each of the four elements. Where traditional use-based zoning regulations emphasize the regulation of uses and contain much less specificity about design, the form-based regulations emphasize design and permit greater flexibility in use.

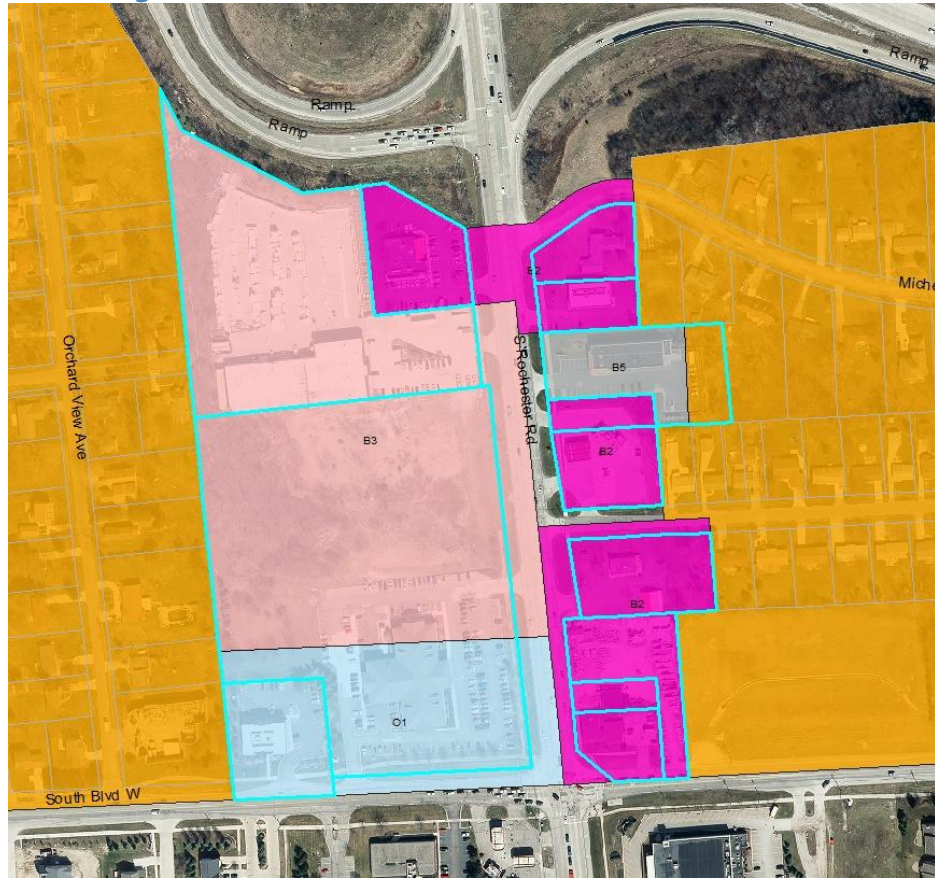
The table on the following page identifies the 13 parcels to be rezoned, along with their existing zoning and uses and future land use recommendation. The parcels on the east side of Rochester Rd. are proposed to be rezoned to FB-2, which has a maximum height of 3 stories when setback at least 100 ft. from any single-family residential zoning, and because of their size and depth the parcels on the west side of Rochester Rd. are proposed to be rezoned to FB-3, which has a maximum height of 4 stories when setback at least 125 ft. from any single-family residential zoning. The uses permitted in the two districts are almost identical, with the exception of the FB-2 district permitting single-family homes and the FB-3 permitting hotels, both as conditional uses.

Parcel Number	Existing Zoning	Existing Land Use	Future Land Use
Parcels west of Rochester Rd (proposed to be FB-3)			
1. 15-34-429-019	B-2 General Business	Big Boy	Office
2. 15-34-429-021	B-3 Shopping Center Business	Bolyard Lumber	Office
3. 15-34-477-015 (split zoned)	B-3 Shopping Center Business & O-1 Office Business	Various medical & professional offices	Office
4. 15-34-477-016	O-1 Office Business	Professional office	Office
Parcels east of Rochester Rd (proposed to be FB-2)			
5. 15-35-352-001	B-2 General Business	Vacant house	Office
6. 15-35-352-061	B-2 General Business	Zetouna Liquor Store	Office
7. 15-35-352-066	B-5 Automotive Service	Discount Tire Store	Office
8. 15-35-352-067	B-2 General Business (with conditional rezoning)	BP Gas Station	Office
9. 15-35-352-019	B-2 General Business (with conditional rezoning)	BP Gas Station	Office
10. 15-35-353-055	B-2 General Business	Shores Fireplace and BBQ	Office
11. 15-35-353-039	B-2 General Business	Haley Stone Supply	Office
12. 15-35-353-040	B-2 General Business	Haley Stone Supply	Office
13. 15-35-353-041	B-2 General Business	McLaughlin Animal Hospital	Office

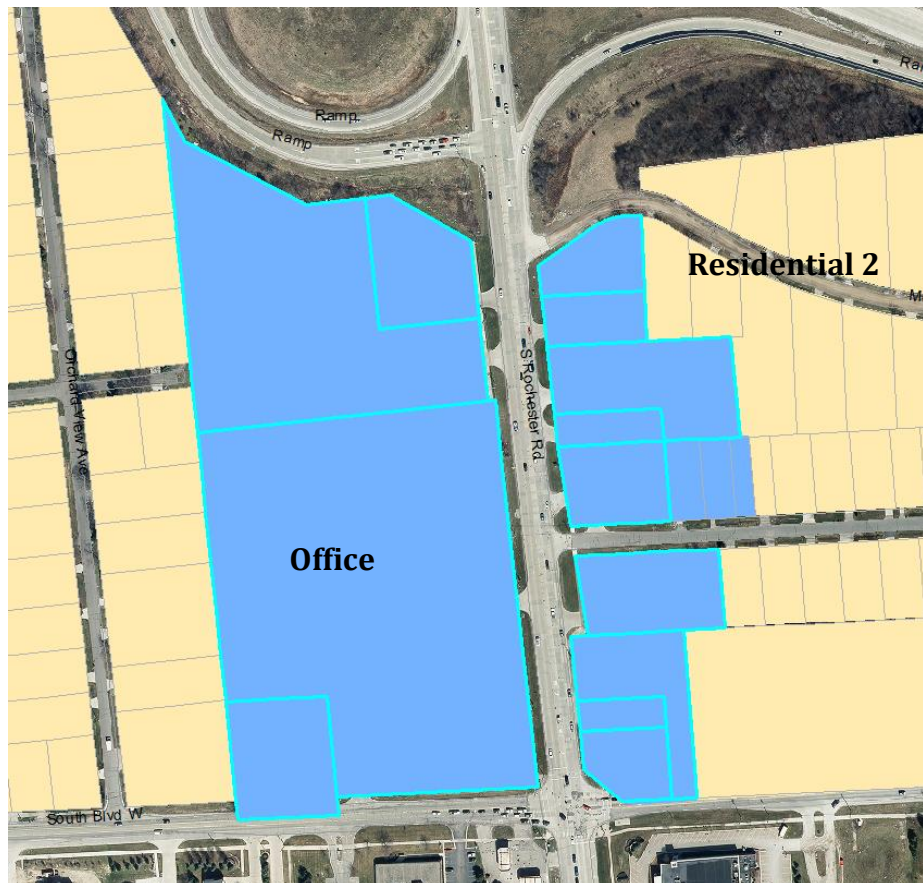
Aerial Photograph



Current Zoning



Future Land Use



Comparison of Uses Permitted

The table below compares the permitted and conditional uses permitted in all of the existing districts and proposed FB Overlay District, which are highlighted in yellow.

Table 4. Permitted Uses by Zoning District

Key: P: Permitted Use C: Conditional Use [--]: use not permitted

Use	B-2	B-3	B-5	O-1	FB-2	FB-3
Animal & Agriculture Uses						
Pet boarding facilities	P	P	--	--	--	--
Raising & keeping of animals	P	P	P	P	--	--
Veterinary hospitals or clinics	P	P	--	C	P	P
Residential Uses						
Dwelling unit in a mixed-use building	--	--	--	--	P	P
Live/work unit	--	--	--	--	P	P
Multiple-family dwelling unit	--	--	--	--	P	P
One-family detached dwellings	--	--	--	--	C	--
State licensed residential facilities (all types)	--	--	--	--	P	P
Nursing homes, convalescent homes & assisted living facilities	C	C	--	--	P	P
Community, Public, & Recreation Uses						
Libraries & museums	P	P	P	P	P	P
Municipal buildings & uses	P	P	P	P	P	P
Nursery schools, day nurseries, child care centers, adult foster care large group homes & adult foster care congregate facilities	P	P	--	P	P	P
Places of worship	P	P	P	P	P	P
Private clubs, fraternal organizations & lodge halls	P	P	--	--	P	P
Privately operated recreational facilities located on publicly owned parkland	P	P	P	P	P	P
Publicly owned buildings & public utility buildings	C	C	--	P	P	P
Transit passenger stations	P	P	P	P	P	P
Essential utilities	P	P	P	P	P	P
Public Parking	--	--	--	--	P	P
Commercial & Retail Uses						
Adult regulated businesses	--	C	--	--	--	--
Alcoholic beverage sales (for on-premises consumption) accessory to a permitted use	C	C	--	C	C	C
Automotive gasoline service stations & associated retail uses	--	--	P	--	--	--
Automotive service centers	--	C	C	--	--	--
Banks, credit unions & similar uses	P	P	--	P	P	P
Banquet halls/conference centers	P	P	--	C	P	P
Bed & Breakfast	--	--	--	--	P	P

Table 4. Permitted Uses by Zoning District

Key: P: Permitted Use C: Conditional Use [--]: use not permitted

Use	B-2	B-3	B-5	O-1	FB-2	FB-3
Car washes	--	--	C	--	--	--
Drive-through accessory to a permitted use	C	C	C	C	C	C
Dry cleaners	P	P	--	--	P	P
Health or exercise clubs	P	P	--	--	P	P
Home improvement store	C	P	--	--	--	--
Hotel	--	--	--	--	C	P
Inn	--	--	--	--	C	P
Indoor theatres, including movie theatres	P	P	--	--	P	P
New car office, sales or showroom	--	P	--	--	--	--
Office/showroom or workshop establishment	P	P	--	--	--	--
Outdoor display & sales of goods	P	P	--	--	P	P
Outdoor recreation, commercial	--	P	--	--	P	P
Outdoor sales of used cars, recreational vehicles, travel trailers & manufactured homes	C	C	--	--	--	--
Private indoor recreational facilities	P	P	--	--	P	P
Restaurant, drive-in or drive-through	C	C	--	--	P	P
Restaurant, sit down	P	P	--	--	P	P
Retail sales establishments	P	P	--	--	P	P
Sales & service of food outdoors	P	P	P	--	P	P
Office & Service Uses	B-2	B-3	B-5	O-1	FB-2	FB-3
Dry cleaners	P	P	--	--	P	P
Funeral Homes	--	--	--	P	P	P
Medical offices & clinics	P	P	--	P	P	P
Personal service establishments	P	P	--	--	P	P
Professional offices	P	P	--	P	P	P
Retail businesses normally associated with & complementary to office districts (e.g. stationery shops, office supplies, coffee shops, etc.)	--	--	--	P	P	P
Research & development and/or technical training, including data processing & computer centers	--	--	--	P	P	P
Studios or instruction centers for music, art, dance, crafts, martial arts, etc.	P	P	--	--	P	P
Industrial, Research, & Technology Uses	B-2	B-3	B-5	O-1	FB-2	FB-3
Laboratories (experimental, film, or testing)	--	--	--	P	P	P
Media & entertainment production facilities	P	P	--	P	--	--
Temporary, Special Event, & Other Uses	B-2	B-3	B-5	O-1	FB-2	FB-3
Accessory buildings & accessory uses customarily incidental to the permitted uses in this section	P	P	P	P	P	P
Outdoor storage	P	P	--	--	--	--
Roadside stands & markets & Christmas tree sales	P	P	P	P	P	P
Temporary construction	P	P	P	P	P	P
Wireless telecommunication facilities	P	P	P	C	--	--