

City Council Agenda Summary Sheet (Non Purchases)

Agenda No: 2004-0536, Hamlin Properties (City-Owned) Rezoning Request
Date: July 6, 2004
Prepared By: Dan Casey, Planning & Development, ext. 2577
City File No: 04-017

Meeting Date: July 14, 2004

PURPOSE:

To discuss the request to rezone 20.88± acres of land, known as Parcel Nos. 15-21-376-004, -006, -007, and 15-21-351-001 & -002 from I-1, Light Industrial, to ORT, Office, Research, Technology District. The parcels are located on Hamlin Road, east of Crooks Road and are owned by the City of Rochester Hills (known as the Letica properties).

DISCUSSION:

The site consist of five parcels, identified as 1750, 1700, 1600 and 1544 W. Hamlin and a vacant parcel on .51 acres. Three existing buildings reside on three parcels. The first is a 6,486-square-foot industrial building, which includes 1,426 square feet of office. The second is an 83,410-square-foot industrial building, including 3,360 square feet of office. The third building is an 11,000-square-foot office building. The five parcels are bordered to the northwest by property zoned RM-1, Multiple Family Residential, and RCD, One Family Cluster. The properties bordering the remainder of the parcels is zoned I-1, except for the southeast corner of the eastern most parcel, which is zoned RCD. A map of the properties in question is attached for your review.

Key issues related to the rezoning are outlined in the attached Staff Report. Planning Commission reviewed the item on June 29, 2004, and voted favorably to forward the request to Council with recommendation for approval. Please refer to the Planning Commission Minutes dated June 29, 2004 for more detail. The Planning Commission's key issues were:

1. The impact the rezoning would have on surrounding properties – It was determined that the ORT zoning would result in a transition between the RM-1 and RCD to the north and the existing I-1 to the south and east.
2. The impact the rezoning would have on social, economic or environmental conditions – It was determined that the rezoning would not have a negative impact on these conditions.
3. The impact the rezoning would have on traffic patterns on Hamlin Road – It was determined that the rezoning would not have a negative impact to traffic flow or patterns on Hamlin Road. Additionally, the proposed boulevard, slated for construction sometime between 2006-2008, would address existing traffic concerns by adding one additional lane in each direction.
4. The feasibility that owners of surrounding industrial property may seek a future rezoning to ORT as a result of this action – It was determined that the industrial land to the east is generally fully developed. The only remaining undeveloped properties are further north and do not provide frontage on a major road.

5. The need to seek a rezoning at this time, rather than wait until a development is proposed – It was discussed that the two manufacturing buildings are functionally obsolete. The rezoning will assist in the marketing of the properties for resale. Further, the properties are located in a SmartZone, which allows the City to utilize tax increment financing to demolish buildings and fund site preparation activities and market the properties. Numerous developers and others are seeking to purchase one or more of the five parcels pending a rezoning to ORT. Finally, the office building, if sold separately from the larger manufacturing building, provides non-conformity to the existing I-1 zoning. The rezoning resolves this issue.
6. The properties' viability for development or reuse based on current zoning – It was determined that the possibility remains that the properties could be developed as industrial. However, the market for industrial property is very weak at the present time. Further, the ORT does not eliminate industrial use of the properties. It provides restrictions related to manufacturing use and otherwise creates more flexible development alternatives, including office and medical office uses.

FISCAL INFORMATION:

None at this time.

RECOMMENDATION:

Staff recommends that City Council Approve the proposed rezoning from I-1, Light Industrial to ORT, Office-Research-Technology for File No. 04-017 for the following reasons:

1. Uses permitted within the proposed ORT District would be compatible with existing and proposed uses south of Hamlin Road.
2. ORT zoning would be a buffer to the RM-1 zoning to the northwest and RCD zoning to the southeast.
3. ORT zoning would bring the office building at 1700 W. Hamlin into compliance.
4. Development of the subject site under the proposed ORT zoning would be generally consistent with the Office-Research-Technology Policies of the City's Master Land Use.

ATTACHMENTS:

Minutes PC 20040629

Report Staff 20040614

Environmental Impact Statement

Map aerial w/zoning

Department Authorization: Ed Anzek, Director of Planning and Development

Reviewed by:

Fiscal: *Jean Farris*

Clerks: *Susan Koliba-Galeczka*

Approved by: *Pat Somerville*

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA