



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2016-0234 V2

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572
DATE: July 8, 2016
SUBJECT: Acceptance for First Reading – An Ordinance to amend to Chapter 138 of the Code of Ordinances of the City of Rochester Hills to modify uses in the REC-I Regional Employment Center – Interchange district and delete the B-4 Freeway Service Business district, City of Rochester Hills, Applicant

REQUEST:

Accept for First Reading an Ordinance to amend Chapter 138 of the Code of Ordinances of the City of Rochester Hills to modify uses in the REC-I Regional Employment Center – Interchange district and delete the B-4 Freeway Service Business district, repeal inconsistent Ordinances and prescribe a penalty for violations.

BACKGROUND:

Staff has also requested that City Council approves a Rezoning of 24 parcels surrounding the Crooks Rd. and M-59 interchange (please see File No. **2016-0233 V-2** and Ms. Roediger’s Staff Report dated June 15, 2016), and in conjunction with that, is requesting the following Zoning Ordinance text amendments:

1. The proposed rezoning eliminates all property zoned B-4 Freeway Service Business District, as the REC-I would replace that district, and therefore all references of the B-4 district will be eliminated
2. Re-evaluation of uses permitted in the current REC-I district to ensure all existing uses will be conforming and to maximize opportunities for redevelopment, for example, allowing for uses such as pet boarding facilities, nursery schools, private indoor recreation, light manufacturing uses, vehicle repair, warehousing, etc. consistent with surrounding zoning
3. Eliminate the use table for REC districts and incorporating the districts into the existing use table
4. Reorganize the design standards for specific uses to be in alphabetical order
5. Update appropriate references to modified sections throughout the ordinance and table of contents

The amendments will implement the recommendations of the Master Land Use Plan and M-59 Corridor Study, which can be found on the City’s website at <http://www.rochesterhills.org/index.aspx?NID=205>. At its June 21, 2016 meeting, the Planning Commission unanimously recommended approval of the text amendments for the REC-I district. The minutes from that meeting are included.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council accepts for First Reading an Ordinance to amend Article 4 of Chapter 138 Zoning of the Code of Ordinances of the City of Rochester Hills to modify uses in the REC-I Regional Employment Center – Interchange districts, delete the B-4 Freeway Service Business District, repeal conflicting or inconsistent ordinances and prescribe a penalty for violations.

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