



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2012-0292 V4

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: May 31, 2013

SUBJECT: Acceptance for First Reading – An Amendment to Chapter 138 of the Code of Ordinances of the City of Rochester Hills to rezone one parcel totaling approximately 0.7 acre, located at the southwest corner of Rochester and Auburn Roads, Parcel No. 15-34-227-031 From B-5 (Automotive Business) to B-3 (Shopping Center Business), Rochester Auburn Associates, LLC

REQUEST:

Accept for First Reading the request to rezone one parcel of land at the southwest corner of Rochester and Auburn Roads (gas station site) totaling approximately 0.7 acre from B-5, Automotive Business to B-3, Shopping Center Business. The subject parcel is master planned for Flexible Business 2 Overlay, and the site is surrounded by commercial zoning. If the City Council approves the rezoning, the applicant plans to demolish the gas station and the adjacent Meadowbrook Dodge site, which is zoned B-3, to develop a new retail center on the combined sites.

The proposed B-3 zoning is appropriate and consistent with the Master Land Use Plan. Please refer to the attached Staff Report for the criteria for consideration in making findings, recommendation and decision for a rezoning request.

BACKGROUND:

The applicant has been working with staff and the Planning Commission since the middle of 2012 on a plan to redevelop the 5 acres at the southwest corner of Rochester and Auburn roads. The proposed site plan was unanimously approved by the Planning Commission on May 21, 2013. The Planning Commission also recommended approval of the rezoning to B-3 and of a conditional land use permit to allow two drive-through restaurants on the site. Please refer to the May 21, 2013 Planning Commission minutes for further details.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the request to rezone one parcel of land, Parcel No. 15-34-227-031 from B-5, Automotive Business to B-3, Shopping Center Business (City File No. 12-010).

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

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