



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2022-0393 V5

TO: Mayor and City Council Members
FROM: Sara Roediger, Planning and Economic Development Director, ext. 2573
DATE: February 27, 2023
SUBJECT: Acceptance for Second Reading – An Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to rezone approximately 5.2 acres (of a total of 12 acres) of land located south of Cloverport, west of Rochester Road, from I Industrial to R-4 One Family Residential District and approximately 0.3 acres to B-2 General Business District with the FB Flex Business District.

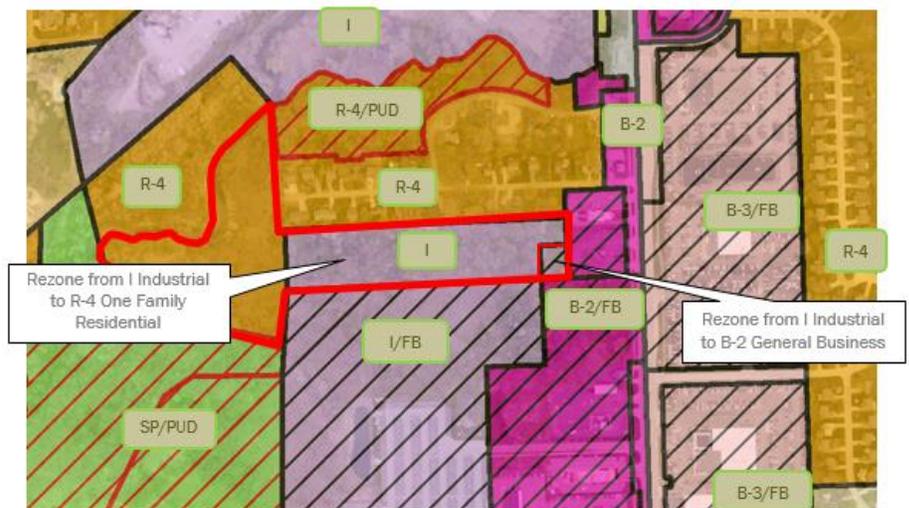
REQUEST:

Accept for Second Reading an Ordinance to amend Chapter 138, Zoning of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to rezone approximately 5.2 acres of the subject parcels (15-15-405-004, 15-15-429-026, 15-15-429-027, and 15-15-429-034), from I Industrial to R-4 One Family Residential and approximately 0.3 acres of subject parcels to (15-15-429-035) to B-2 General Business District with FB Flex Business Overlay.

BACKGROUND:

This City initiated rezoning request is the result of a City Council resolution unanimously passed at the regular meeting of August 29th, 2022 where the City Council directed the Planning Commission to consider a potential rezoning of parcels 15-15-429-026, 15-15-429-027, and 15-15-405-004 from Industrial to Single Family Residential. This resolution came as a result of the nearly yearlong study of the City’s FB Flex Business Overlay District during which these properties were found to be inconsistent with the surrounding zoning and land use patterns.

At the September 14th Planning Commission meeting, the Planning Commission, pursuant to City Council direction, discussed the potential rezoning of the subject properties. The representatives of Rochester Self Storage LLC (property owners of several of the subject parcels) and some of the abutting neighbors were also in attendance at the meeting. The property owners requested additional time to review the potential implications of the rezoning initiative. In response to the property owner’s request, the Planning Commission motioned to postpone action for 60 days (to the November Planning Commission meeting). Also at that time, staff recommended two additional properties (the eastern most two parcels (15-15-429-034 and 15-15-429-035)) be included in the rezoning consideration.



At the Planning Commission's November meeting, the property owners again requested additional time to consider development options with their new professionals that had been secured. However, the Planning Commission moved forward with establishing a public hearing to consider rezoning the five total subject properties that were ultimately being considered. The public hearing was established for the January 17, 2023 Planning Commission meeting and noticed accordingly.

At its January 17, 2023 meeting, the Planning Commission unanimously recommended approval of the rezoning of the subject parcels from I Industrial District to R-4 One Family Residential District and B-2 General Business District with FB Flex Business Overlay, citing that the proposed rezoning was consistent with the goals and objectives of the Master Land Use Plan, the rezonings were consistent with existing residential zoning along Cloverport and business zoning along Rochester Road, and that the rezonings were consistent with the criteria for approval of an amendment to the zoning map, listed in Section 138-1.200.D of the Zoning Ordinance.

City Council unanimously approved the First Reading of the Ordinance at the February 6, 2023 regular meeting with no significant questions to be answered or follow up to be provided by City staff. A number of people spoke on the subject item, the majority for the proposed rezoning with the property owner noting their objection to the rezoning.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council accepts for Second Reading of an Ordinance to amend Chapter 138, Zoning of the Code of Ordinances to rezone approximately 5.2 acres of the subject parcels of land, south of Cloverport, west of Rochester Road, consisting of all or part thereof of Parcel Nos. 15-15-405-004 (part of), 15-15-329-027, 15-15-429-026, and 15-15-429-034 (part of), from I Industrial District to R-4 One Family Residential District and all of Parcel No. 15-15-429-035 to B-2 General Business District with FB Flex Business Overlay.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A