



April 21, 2023

Bryan K. Barnett
Mayor

City Council

Carol Morlan
District 1

David J. Blair
District 2

Susan M. Bowyer, Ph.D.
District 3

Ryan J. Deel
District 4

Dale Hetrick
At-Large

Theresa Mungoli
At-Large

David Walker
At-Large

Dear resident and/or property owner,

Last year, the City completed an extensive review of the City's Flex Business Overlay Zoning Districts that were located throughout Rochester Hills. That process led to a consolidation of the Districts and substantial changes to the requirements to better reflect the desires of the community. This same effort is now being undertaken for the City's remaining non-residential zoning districts. This comprehensive review of these sections of the City's zoning ordinance is being done to simplify, modernize and consolidate the City's non-residential uses and districts. The proposed amendments will amend Article 4 Zoning Districts and Permitted Uses, Chapters 1-4; Article 5 Schedule of Regulations, Chapters 1-2; Article 6 Supplemental District Standards, Chapter 6; Article 11 Off-Street Parking and Loading, Chapters 1-3; Article 12 Landscaping and Screening, Chapter 3; and Chapter 13 Definitions.

The purpose of this letter is to inform you, in accordance with the Open Meetings Act, Public Act 267 of 1976 as amended, and the Michigan Zoning Enabling Act, Public Act 110 of 2006 as amended, as an affected property owner, either directly impacted or located within 300 feet of a directly impacted property, of the proposed changes to the ordinance, and to invite you to participate in the process.

Proposed changes to the ordinance language could include the **REZONING** of a property due to a district being removed, the **RENAMING** of a district to better identify its intent, or the **REFINING** of the permissible and conditional uses.

REZONING (see attached list for properties proposed to be rezoned)

1. Removal of the Local Business (B-1) district and rezoning parcels to Neighborhood Business (NB)
2. Removal of the Automotive Service Business (B-5) district and rezoning parcels to Neighborhood Business (NB) or Community Business (CB) as appropriate, given the locations and existing uses
3. Removal of the Office, Research & Technology (ORT) district and rezoning parcels to Office (O), Employment Center (EC) or Highway Business (HB)
4. Rezoning two existing properties at the Auburn and Rochester intersection from General Business (B-2) to Community Business (CB) and one existing property from Shopping Center Business (B-3) to Neighborhood Business (NB) in alignment with surrounding zoning
5. Updating zoning to align with approved consent judgements (court orders) and the rezoning of one existing public utility property at the Hamlin and Adams intersection from One Family Residential (R-2) to Employment Center (EC)

RENAMING

1. Changing the names of the business districts from a numbered system to a naming system for clarity and to more easily reflect their purpose:
 - General Business (B-2) to become Neighborhood Business (NB): serving primarily residents in the surrounding area
 - Shopping Center Business (B-3) to become Community Business (CB): serving a larger area but still primarily serving a local population
2. Renaming of the Regional Employment Center (REC) districts for clarity:
 - Business Regional Employment Center - Workplace (REC-W) to become Employment Center (EC)
 - Regional Employment Center - Interchange (REC-I) to become Highway Business (HB): serving people passing through the City along M-59

REFINING

Along with consolidating and renaming districts, the City looked at the uses permitted in both the current and proposed zoning districts with an aim to clarify terms and better align uses with the zoning districts and their intents.

References and numbering within the noted Articles and Chapters will be updated as appropriate.

Please visit rochesterhills.org/zoningupdates to view a summary of proposed changes, draft ordinance language, and associated maps. In addition, an **Open House** will be held on **Tuesday, May 2, 2023 from 5:00 p.m.-7:00 p.m.** to give people to the opportunity to discuss the proposed ordinance changes with the City. The Open House will be held in the 2nd floor lobby of City Hall located at 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309.



The **Public Hearing** on the proposed ordinance amendments will be held at the Rochester Hills Planning Commission Meeting on **Tuesday, May 16, 2023, starting at 7:00 p.m.**, at Rochester Hills City Hall, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309. A recommendation from the Planning Commission will be forwarded to City Council after the Public Hearing.

Please contact the Planning & Economic Development Department at (248) 656-4660 with any questions during regular business hours of 8:00 a.m. to 5:00 p.m. Written comments concerning this request can be provided on the website noted above or sent to the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309 or emailed to planning@rochesterhills.org prior to 4:00 p.m. on the public meeting day. Comments can also be provided to the Planning Commission at the public hearing. Note: Anyone planning to attend the meeting who has need of special assistance under the American with Disabilities Act (ADA) is asked to contact the Facilities Division at (248) 656-4658 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

Please let us know if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Sara Roediger". The signature is written in a cursive style.

Sara Roediger, AICP, Director
Planning and Economic Development Department

Proposed parcels to be rezoned

Area	Parcel Number	Address	Acres	Existing Zoning	Proposed Zoning	Existing Use
South & Crooks	1532483025	3980 Crooks	0.42	B-5	NB	Shell Gas Station
	1532483005	2044 South Blvd W.	0.22	B-1	NB	Vacant Liquor Store
	1532483006	No Address	0.11	B-1	NB	
	1532483007	No Address	0.11	B-1	NB	
Auburn & Adams	1531101002	3965 W. Auburn	0.13	B-1	NB	Marinas Alterations & Visiting Angels
	1531101041	3931 W. Auburn	0.64	B-1	NB	Vision Baptist Church
	1531101038	3915 W. Auburn	0.19	B-1	NB	Avon Animal Clinic
	1530351033	3982 W. Auburn	0.83	B-5**	NB	Muldoons
	1531101001	3985 W. Auburn	0.39	B-5	NB	Citgo Gas Station
	1530353031	No address	0.11	B-5	NB	Auto Value Parts Store
	1530353032	3760 W. Auburn	0.11	B-5	NB	
	1530353033	No address	0.11	B-5	NB	
	1530353034	No address	0.11	B-5	NB	
1530353035	No address	0.11	B-5	NB		
Auburn & Crooks	1529452017	2388 W. Auburn	0.36	B-1	NB	Residence
	1529452029	2384 W. Auburn	0.61	B-1**	NB	Residence
	1529452034	2364 W. Auburn	0.37	B-1	NB	Vacant Commercial Building
	1529452033	No Address	0.14	B-1	NB	Vacant
	1529452020	No Address	0.47	B-1**	NB	Vacant
	1529452021	2314 W. Auburn	1.12	B-1**	NB	Vacant
	1529453024	2300 W. Auburn	0.50	B-1	NB	Alan Liquor Store
	1529454023	2955 Midvale	0.70	B-1	NB	Residence
	1532228128	No Address	0.89	B-1	NB	Approved Medical Office
	1533101017	3055 Crooks	0.45	B-1	NB	Print Shop
	1533101050	1927 W. Auburn	0.63	B-1	NB	A&G Hardware
	1533101040	1923 W. Auburn	0.53	B-1	NB	Vacant
	1533101041	1875 W. Auburn	1.05	B-1	NB	DeYonker Window & Door
	1532228088	2021 W Auburn	0.69	B-5	NB	BP Gas Station
Auburn & Livernois	1528452063	1422 W. Auburn	0.34	B-1	NB	Residence
	1528452064	1416 W. Auburn	0.12	B-1	NB	Emmy's Pampered Pooch
	1528452071	No Address	0.34	B-1	NB	Vacant
	1528453074	1390 W. Auburn	0.36	B-1	NB	Multi-Tenant Office: Dentist
	1528476067	1220 W. Auburn	1.03	B-1	NB	Vacant
	1528477060	1180 W. Auburn	0.34	B-1	NB	RH Mirror & Glass
	1528477058	1156 W. Auburn	0.41	B-1	NB	Multi-Tenant Building: Tuki Cover Music Store
	1528478056	2993 Corinthia	0.38	B-1	NB	Rick Young Insurance
	1528478057	1060 W. Auburn	1.47	B-1**	NB	Vacant
	1527351009	No Address	5.74	B-1**	NB	Trio Multi-Tenant Retail & Office
	1534101003	981 W. Auburn	0.46	B-5	NB	Avon Auto Repair
	1534101027	991 W. Auburn	0.52	B-5	NB	Vacant - IAGD
	1528479089	1020 W. Auburn	0.78	B-5	NB	Mobil Gas Station
	1528451071	1440 W. Auburn	0.77	B-5	NB	Freds Brakes
Auburn & Rochester	1527477067	2728 S. Rochester	3.07	B-5	CB	Jax Car Wash
	1527477068	2740 S. Rochester	1.95	B-5	CB	Belle Tire
	1535100046	No address	0.30	B-5	NB	Penzoil Oil Change
	1535100044	6 E. Auburn	0.57	B-5	NB	
	1535100045	No address	0.30	B-5	NB	City of Rochester Hills
	1535100003	10 E. Auburn	0.98	B-2	CB	Old Stone Shop
1535100051	3035 S. Rochester	1.21	B-2	CB	Proposed Bank of America	
M-59 & Rochester	1534277006	3420 S. Rochester	1.31	B-5	NB	Sunoco Gas Station
	1535352066	3809 S. Rochester	1.29	B-5	NB	Discount Tire
	1535352067	No address	0.31	B-5	NB	BP Gas Station
	1535352019	3841 S. Rochester	0.76	B-5	NB	
Auburn & John R	1536101001	1020 E. Auburn	0.72	B-1	NB	Chateau de Vin Liquor Store
	1536101002	No Address	2.52	B-1	NB	Vacant
	1525351043	2955 John R	0.48	B-5	NB	Mr T's Auto Wash
	1525351041	1015 E. Auburn	1.26	B-5	NB	Mobil Gas Station
	1526478007	871 E. Auburn	9.99	B-3	NB	Salvation Army Shopping Center
	1535226006	996 E. Auburn	0.75	B-5	NB	Action 1 Automotive Repair
Hamlin & Rochester	1527226012	2020 S. Rochester	0.42	B-5	NB	BP Gas Station

Area	Parcel Number	Address	Acres	Existing Zoning	Proposed Zoning	Existing Use
Avon & Rochester	1514351069	No address	2.03	B-5	NB	Approved Multi-Tenant Retail & Office
	1522226022	1010 S. Rochester	0.98	B-5	CB	Speedway Gas Station
Diversion & Rochester	1515426016	532 S Rochester	0.38	B-5	NB	Mobil Gas Station
Tienken & Rochester	1503477038	6980 N. Rochester	0.66	B-5	NB	Speedway Gas Station
	1510226016	1497 N. Rochester	0.39	B-5	NB	Mobil Gas Station
	1510226041	1459 N. Rochester	10.15	B-3	NB	Hollywood Shopping Center
	1503477015	190 W. Tienken	0.32	B-5	NB	Vacant
	1502300013	No address	9.60	ORT	O	Vacant
Walton & Livernois	1509476042	1310 Walton Blvd	1.02	B-5	NB	Sunoco Gas Station
	1509476033	1400 Walton Blvd	8.06	B-3	NB	GFS Shopping Center
	1515101008	1295 Walton Blvd	0.61	B-5	CB	Mobil Gas Station
Walton & Adams	1508351003	2980 Walton Blvd	0.83	B-5	NB	Shell Gas Station
	1517102003	2995 Walton Blvd	0.92	B-5	NB	Mobil Gas Station, Liquor Store & Tim Hortons
Hamlin & Crooks	1521376011	1500 W. Hamlin	9.51	ORT	EC	Jenoptik
	1521376010	1600 W. Hamlin	6.13	ORT	EC	Vacant
	1521376009	1700 W. Hamlin	1.12	ORT	EC	Multi-Tenant Office
	1521376008	1750 W. Hamlin	1.83	ORT	EC	Vacant
Hamlin & Adams (east)	1529151011	2463 W. Hamlin	3.17	ORT, CJ	EC	Vacant - REI
	1529151012	2801 W. Hamlin	78.82	ORT, R-2, CJ**	EC	Vacant - REI
	1529151015	No address	0.49	ORT, CJ	EC	Vacant - REI
	1529151017	No address	5.25	ORT, CJ	EC	Vacant - REI
	1529151008	2915 W. Hamlin	0.82	R-2, CJ	EC	Vacant - REI
	1529151016	No address	1.27	R-2	EC	Consumers Energy
Hamlin & Adams (west)	1530101004	3900 W. Hamlin	39.13	ORT	EC	Fanuc
	1530102001	No address	1.86	ORT**	EC	Borg Warner (parking lot)
	1530103002	3901 W. Hamlin	13.06	ORT	EC	Multi-Tenant Office: SMC
	1530103004	No address	9.00	ORT	EC	Vacant
	1530227004	3499 W. Hamlin	11.94	ORT	EC	Molex
	1530227005	3255 W. Hamlin	5.99	ORT	EC	Trico
M-59 (south) & Adams	1530276006	2500 S. Adams	15.12	ORT, CJ	HB	Wal-Mart
	1530401008	No address	6.11	I, ORT, CJ**	HB	Wal-Mart
	1530326015	No address	19.53	I, CJ	HB	Gauss Group Shopping Center
	1530176003	No address	7.03	ORT, CJ	HB	Gauss Group - Stormwater
	1530276007	3512 Marketplace Cir.	3.27	ORT, CJ	HB	Grand Tavern
	1530176011	3544 Marketplace Cir.	2.82	ORT, CJ	HB	Marketplace of RH - Holiday Inn
	1530176010	3576 Marketplace Cir.	3.65	ORT, CJ	HB	Woodspring Suites
	1530176006	3610 Marketplace Cir.	12.76	ORT, CJ	HB	Goodwill - Meijer
	1530301014	No address	0.78	I, CJ	HB	Goodwill - Meijer driveway
	1530326016	2744 S. Adams	1.28	I, CJ	HB	Flagstar Bank
	1530301040	2748 S. Adams	1.04	I, CJ	HB	Bank of America
	1530302040	2754 S. Adams	2.23	I, CJ	HB	Meijer Gas Station
	1530301044	No address	0.55	I, CJ	HB	Cell Tower
	1530301043	No address	6.03	I, CJ	HB	Vacant
	1530176012	No address	10.59	ROW, ORT, CJ	I	Vacant - Kostal
1530301041	No address	7.00	I, ORT, CJ**	I	Vacant - Kostal	

** split zoned property
B-1 = Local Business
B-2 = General Business
B-5 = Automotive Service Business
CB = Community Business
CJ = Consent Judgment
EC = Employment Center

HB = Highway Business
I = Industrial
O = Office
ORT = Office, Research and Technology
R-2 = One-Family Residential
ROW = Right-of-Way