

## COORDINATING ZONING COMMITTEE

**Township:** Commerce  
**County Code:** 09-11  
**Section:** 33

Consistent with the modifications to the review of township zoning proposals adopted April 22, 1982, by the Planning and Building Committee of the Oakland County Board of Commissioners, the zoning review summary sheets have been modified accordingly.

### DESCRIPTION OF REZONING PROPOSAL

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1. **The CZC is reviewing this case because:** The proposal borders the City of Novi to the south and the City of Wixom to the west.
2. **A map change from:** B-5, Highway Service Business District to B-3, General Business District.
3. **Size:** Approximately 1.65 acres, Sidwell No. 17-33-376-012.
4. **Site and surrounding land use:** The rezoning site is on the northeast corner of Pontiac Trail and Beck Road and is currently a gas station. On the north and east, the site is surrounded by Kroger's parking lot. On the south side of Pontiac Trail, in the City of Novi, there is a CVS Pharmacy and a strip shopping center, and on the southwest corner of the intersection there is another gas station. A Rite Aid Pharmacy and a shopping center are to the west in the City of Wixom.
5. **Permitted uses under existing zoning:** B-5, Highway Service Business District: 1) Retail sales and dispensing of automotive fuels and related products. 2) Retail sales establishments which market only convenience goods such as groceries, meats, dairy products, produce, baked goods, beverages, and automobile parts. Sales of alcoholic beverages are not permitted. 3) Motels, hotels, and transient lodging facilities (but not including travel parks) and provided that with the exception of the owner, in no instance shall occupancy exceed thirty days in any given calendar year. 4) Utility type trailer rental facilities not including the business of the storage of trailers, campers, etc. 5) Parking garages. 6) Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses. 7) Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in the ordinance and which are not special land uses.
6. **Minimum lot size of existing zoning:** B-5, Highway Service Business District (one acre minimum lot size).
7. **Permitted uses under proposed zoning:** B-3, General Business District: 1) Any Principal Permitted Use permitted in the B-2 District. 2) Bus passenger stations. 3) Outdoor sales events as allowed in the ordinance. 4) Car wash establishments. 5) Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses. 6) Uses determined to be similar to the above principal permitted uses in accordance with the criteria

set forth in the ordinance and which are not listed as special land uses.

8. **Minimum lot size of proposed zoning:** B-3, General Business District (12,000 sq. ft. minimum).
9. **Zoning in Adjacent Communities:** In the City of Wixom, the zoning district is B-2, Community Business, and in the City of Novi it is B-3, General Business District.
10. **Local Planning Commission recommendation:** The Commerce Township Planning Commission by a 5 to 0 vote recommends approval of the proposed zoning ordinance and map amendments.

**ANALYSIS AND RECOMMENDATION OF PLANNING AND ECONOMIC DEVELOPMENT SERVICES**

The Oakland County Planning and Economic Development Services Division has reviewed the request to rezone one parcel from B-5, Highway Service Business District to B-3, General Business District in Commerce Township, Section 33. The proposed map change is part of a new zoning ordinance being considered for adoption by Commerce Township. The following review looks at 1) Master Plan compliance and 2) boundary coordination. Natural resource conditions are presented for information purposes only.

**Master Plan Review:** The Commerce Township Master Plan 2011 was adopted in June 2004 and amended in November 2006. The Future Land Use map shows the rezoning site and surrounding area as Neighborhood Commercial. The Neighborhood Commercial district allows for smaller retail and service land uses that generally meet day-to-day needs of residents. Both the existing B-5, Highway Service Business District and the proposed B-3, General Business District are compatible with the master plan.

**Boundary Community Review:** The following charts shows a comparison between the existing and proposed zoning and master plan designations for Commerce Township and the existing zoning and master plan designations for the City of Novi and the City of Wixom.

| <b>Boundary<br/>Commerce Township/City of Novi</b> |  |  |                                |                                     |
|--|--|--|--------------------------------|-------------------------------------|
| <b>Commerce Township<br/>Existing Zoning</b>       | <b>Commerce Township<br/>Proposed Zoning</b> | <b>Commerce Township<br/>Master Plan</b> | <b>City of Novi<br/>Zoning</b> | <b>City of Novi<br/>Master Plan</b> |
| B-5, Highway Service Business District             | B-3, General Business District               | Neighborhood Commercial                  | B-3, General Business District | Community Commercial                |

The commercial uses allowed in the City of Novi’s B-3, General Business District are consistent with the uses allowed in the proposed B-3, General Business District in Commerce Township.

| <b>Boundary<br/>Commerce Township/City of Wixom</b> |  |  |                                 |  |
|---|--|--|---------------------------------|--|
| <b>Commerce<br/>Township<br/>Existing Zoning</b>    | <b>Commerce<br/>Township<br/>Proposed Zoning</b> | <b>Commerce<br/>Township<br/>Master Plan</b> | <b>City of Wixom<br/>Zoning</b> | <b>City of<br/>Wixom<br/>Master Plan</b> |
| B-5, Highway<br>Service Business<br>District        | B-3, General<br>Business District                | Neighborhood<br>Commercial                   | B-2, Community<br>Business      | Local Business                           |

The commercial uses allowed in the City of Wixom’s B-2, Community Business District are compatible with the uses allowed in the proposed B-3, General Business District in Commerce Township.

**Natural Resource Information:** In 2004, Michigan Natural Features Inventory (MNFI) staff conducted an inventory of high-quality, sensitive natural areas in Oakland County. The sites identified represent the least disturbed natural areas remaining within Oakland County. The inventory identifies a number of sensitive natural areas within one mile of the proposed rezoning site. Conservation of these areas and their native plant and animal populations are vital to maintaining the County’s diverse natural heritage.

**Analysis:** The map change that makes up this rezoning request is the result of a proposed new zoning ordinance being considered for adoption by Commerce Township. Under the new ordinance, the existing B-5, Highway Service Business District, is being eliminated. Therefore, parcels currently zoned B-5 must be rezoned into another classification. The site is currently a gas station. Since the B-3, General Business District allows retail sales and dispensing of automobile fuels, lubricants and minor accessories as a Special Land Use, the logical classification for this parcel is B-3. The change is also compatible with the zoning in both Novi and Wixom as similar commercial uses are allowed in all three zoning districts.

**Recommendation:** Based on Master Plan compliance and boundary coordination, Oakland County Planning and Economic Development Services staff recommends **Approval** of County Code No. 09-11, rezoning in Commerce Township from B-5, Highway Service Business District to B-3, General Business District for Sidwell No. 17-33-376-012.