



Future Land Use v. Rezoning

During the Master Plan update, there have been several questions related to “rezoning of properties”. It is important to note that the Master Plan Future Land Use Map and a request for Rezoning of property or properties are vastly different. The Future Land Use Map is adopted as part of the overall Master Plan, while a Rezoning request is reviewed separately, based upon criteria in the Zoning Ordinance to ensure that any zoning changes are in line with the Future Land Use Map and Master Plan, and does not negatively impact adjacent property owners. Below is a brief summary of Future Land Use and Rezoning.

Future Land Use Map

The Future Land Use Map (FLU) is a community’s visual guide to future planning. When drafting a Master Plan, the FLU map is created after public engagement and includes what the community would want to see happen in the community. The map includes general land use categories, similar to the ELU above, but often segments into more detailed designations.

For example:

Commercial / Mixed Use

Downtown

General Commercial & Service

Suburban Commercial

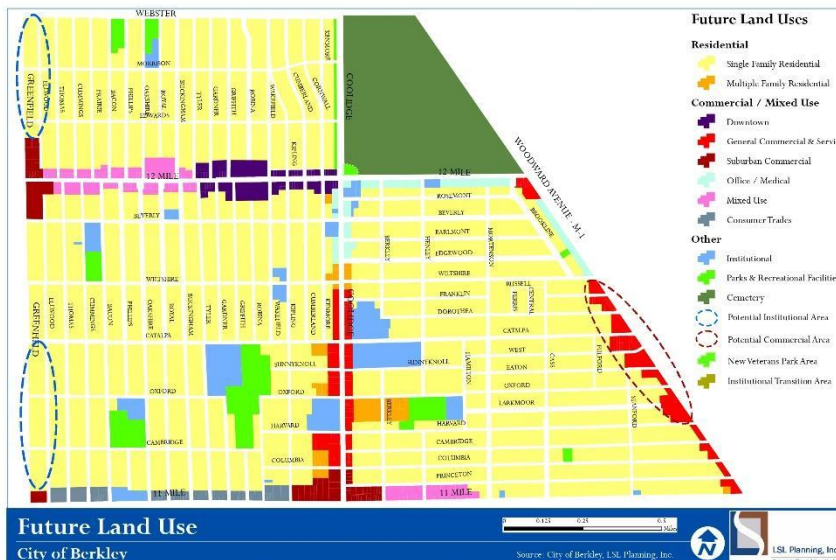
Office / Medical

Mixed Use

Consumer Trades

The FLU map below was adopted as part of the 2007 Berkley Master Plan. As you can see, the Twelve Mile, Coolidge, and Woodward corridors are much more segmented than the ELU, as shown above. For example, the FLU map specifies what type of commercial activities would be better along each corridor, with a desire for office and medical uses on north Coolidge, east Twelve Mile and north Woodward.

The Master Plan text provides additional notes on the types of uses that are appropriate for a particular area, and goes further to include details on desired density, height, design, landscaping, and more.



The Future Land Use map shows what can be possible and what the community has agreed during the public engagement that they would like to see in the future. It is not a guarantee, but it is a possibility.

The Future Land Use map also provides guidance on the Zoning Map and Zoning Ordinance that are not part of the Master Plan process.



Rezoning (Zoning Map Amendment)

A request for Rezoning or Map Amendment is generally parcel-specific and can be initiated by a property owner or by city staff. Such requests will be reviewed and considered and must be in line with the adopted Future Land Use map as part of the Master Plan.

A Rezoning or Zoning Map Amendment is a multi-step approval process that includes a public hearing and recommendation by the Planning Commission, and two readings before the City Council. The City Council has the authority to grant or deny a proposed Rezoning or Zoning Map Amendment.

Per Section 138-585 of the Berkley Zoning Ordinance, the Berkley Planning Commission shall review the request and shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

1. Existing uses of property within the general area of the property in question;
2. The zoning classification of property within the general area of the property in question;
3. The suitability of the property in question to the uses permitted under the existing zoning classification;
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and
5. The objectives of the current master plan for the City.

The approval process for a Rezoning request is intended to be long and thorough, so as to ensure that any zoning changes in a community are thoughtful, methodical, and for the benefit of the entire neighborhood, and not just for the benefit of one property owner.