

**City of Rochester Hills
Department of Planning and Development**

**STAFF REPORT TO THE PLANNING COMMISSION
January 5, 2006**

The Commons South Site Condominiums	
APPLICANT	D & F Development, L.L.C. 1171 Hickory Hill Rochester Hills, MI 48309
AGENT	Frank Fleury
LOCATION	East of Livernois, off of Shortridge
PARCEL NOS.	15-34-301-005, 15-34-326-001
FILE NO.	05-011
ZONING	R-4 (One Family Residential) District
STAFF	Derek Delacourt, Planning and Development
REQUESTS	Preliminary Site Condominium Plan Recommendation

SUMMARY

The above referenced project involves a twelve-unit single-family site condominium development on 3.98 acres. The proposed condominiums are located southeast of the recently approved Hickory Ridge Condominiums and west of Shortridge Estates. A proposed road (Donaldson) will align with Donaldson Drive to the south and the future road to the north.

Specific action requested for consideration by the Planning Commission is a preliminary site condominium plan recommendation to City Council.

Tree Conservation

The site is not governed by the Tree Conservation Ordinance, However the applicant is proposing to save 35% of the regulated trees on site. The submitted plans indicate the location of tree protection fencing on site and the Landscape Architect has reviewed the plans and recommends approval.

Wetlands and Natural Features Setback

There are no regulated wetlands or natural features setback impacts for the proposed project.

PRELIMINARY PLAN

As part of the technical review for this project, the plans have been reviewed by all applicable City departments and consultants (as attached).

The applicant is utilizing the lot size variations option permitted by Section 138-1112 of the City's Zoning Ordinance. This option allows lots to have an area and width not greater than 10 percent below that required by the R-4 zoning district. Each lot must be at least 8,640 square feet in area and have a width at the minimum front setback of at least 72 feet for internal lots and 92 feet for corner lots. All proposed lots meet or exceed these minimum requirements.

Engineering and Surveying Comments

In the Public Services memorandum dated November 3, 2005, Engineering Services recommended approval with the condition that the plans address two issues prior to construction plan approval. They have been included as conditions of approval in the preprinted motion.

Landscape and Planning Comments

The City's Landscape Architect recommends approval with one condition that has been included in the first preprinted motion. There is a condition recommended landscaping to buffer the proposed house from the detention pond.

Compliance Criteria

According to Section 122-367(b) of the City's One-Family Residential Detached Condominiums Ordinance, approval of a preliminary site condominium plan needs to be based upon compliance with the following:

1. Applicable sections and regulations of this Code.
2. Availability and adequacy of utilities.
3. An acceptable comprehensive development plan.
4. A reasonable street and lot layout and orientation.
5. An environmental plan showing no substantially harmful effects.

RECOMMENDATION

Based on the review comments and information included in this report or contained within the attached, staff recommends approval of the following motion relative to City File No. 05-011 (The Commons South).

MOTION by _____, seconded by _____, in the matter of City File No. 05-011 (The Commons South), the Planning Commission **recommends** City Council **approve** the **preliminary site condominium plan**, based on plans dated received by the Department of Planning and Development on October 27, 2005, with the following findings and subject to the following conditions.

FINDINGS:

1. Upon compliance with the following conditions, the preliminary plan meets all applicable requirements of the Zoning Ordinance and One-Family Residential Detached Condominiums Ordinance.
2. Adequate utilities are available to properly service the proposed development.
3. The preliminary plan represents an acceptable comprehensive development plan that connects an existing subdivision to the west with an approved site condominium development to the east.
4. The preliminary plan represents the only possible street layout and a reasonable lot orientation.
5. The Environmental Impact Statement shows that this development will have no substantially harmful effects on the environment.

CONDITIONS:

1. The sanitary sewer should have a 20' "clearance area," centered on the sanitary sewer, for City access. The portion of "clearance area" outside of the road right-of-way should be in an easement and shown on the plans, to be reviewed and approved by Staff prior to construction plan approval.
2. Relocate the water main at the approach outside of the road influence on revised plans to be reviewed and approved by Staff prior to issuance of a Land Improvement Permit..
3. Tree Protective Fencing must be installed inspected and approved by the City's Landscape Architect prior to issuance of a Land Improvement Permit.
4. Plant additional trees around the proposed detention area to, where possible, screen the area from surrounding residential homes. Indicate the proposed screening on revised plans to be reviewed and approved by the City's Landscape Architect prior to Final approval by Staff.
5. Indicate the removal of the existing curb cut along Shortridge Drive on revised plans to be reviewed and approved by Staff prior to final approval.

City File No. 00-037
June 2, 2005
Page 4

Reference: Plans dated received by the Department of Planning and Development on October 27, 2005 (Sheets 1 thru 3 prepared by Urban Land Consultants).

Attachments: McKenna Associates letter dated 11/15/05; Fire Department memo 09/14/05; Planning and Development memo dated 11/29/05; Public Services memo dated 11/03/05; Assessing Department memo dated 07/25/05; Building Department memo 08/20/05; Parks and Forestry memo dated 09/26/05, ASTI Environment letter dated 07/19/05; Oakland County Drain Commissioner letter dated 07/13/05; Environmental Impact Statement dated 09/06/2005.