



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2012-0208 V6

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: October 4, 2013

SUBJECT: Request for Approval of the Preliminary and Final Site Condominium Plan for Somerset Pines, a proposed 42-unit site condo development on 19 acres, located on South Boulevard, between Crooks and Adams, zoned R-4, One-Family Residential, MJC Somerset Pines, LLC, Applicant

REQUEST:

Approval of the Preliminary and Final Site Condominium Plan for Somerset Pines, a 42-unit, single-family site condo development on approximately 19.2 acres of land, located on South Boulevard, between Crooks and Adams. The proposed site abuts Pine Trace Golf Course on the west and north and Walnut Brook Estates on the east. Across South Boulevard, in Troy, is residential.

BACKGROUND:

In addition to the lots proposed, the northern and western portions of the site have designated wetlands totaling 2.5 acres regulated by the DEQ and the City. There will be 3.6 acres of private open space, including the wetland and a detention pond. The site proposes an oblong road with a landscaped boulevard entrance. The applicant proposes a rain garden/infiltration trench for surface drainage and water quality control along the rear of homes on the east and west sides of the property. The Planning Commission granted Natural Features Setback Modifications on September 17, 2013 for the construction of the rain garden on several lots, and for construction of a storm water energy dissipater to the north side of the detention pond.

The Planning Commission also recommended approval of the Preliminary and Final Site Condominium Plan at its September 17, 2013 meeting, with conditions in the attached Resolution. Since the land was platted prior to the Tree Conservation Ordinance, the Ordinance does not apply to the development; however, the applicant is proposing some replacement trees, and is proposing to save trees along the perimeter of the development. The applicant is using the lot size variation option permitted by Section 138-5.200 of the City's Zoning Ordinance. The lot widths and areas comply with the lot size variation requirements.

The applicable departments and outside agencies have reviewed the Plan and recommend approval, although the Fire and Engineering Department have added conditions of approval. The applicant is working with the Fire Department to address the comments, which will not impact the overall number of lots in the development or impact the layout of lots within the development. Resolution to this issue may occur prior to or after Council's consideration.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Preliminary and Final Site Condominium Plan for Somerset Pines, City File No. 06-012.2, consisting of 42-units on 19.2 acres, known as Parcel Nos. 15-32-300-007, -008, -009 and -010.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		