



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2015-0526 V2

TO: Mayor and City Council Members

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

DATE: December 23, 2015

SUBJECT: Request for Preliminary One-Family Site Condominium Plan Approval for Woodland Park, City File No. 15-014, Pulte Land Company, Inc., Applicant

REQUEST:

Approval of the Preliminary Site Condominium Plan for Woodland Park, a 48-unit, single-family site condo development on approximately 23.6 acres, located on the west side of Livernois, south of Hamlin. The site is zoned R-3 One Family Residential with an MR Mixed Residential overlay and will be accessed from both Livernois and Hamlin Roads.

BACKGROUND:

The site is surrounded by R-3 residential zoning and master planned residential, except to the north, across Hamlin, which is REC-W Regional Employment Center Workplace. The MR District does not have minimum lot sizes or widths; it is designed with an overall density maximum with perimeter and interior setbacks. The MR district allows for a density up to 3.45 units per acre in an R-3 district, and only 2.13 units per acre is being proposed. Storm drainage will be detained onsite with two detention ponds and released to a storm sewer on Hamlin, thereby improving drainage issues for the adjacent subdivision. The plans have received a conditional recommendation of approval from the City's Engineering Department subject to several conditions, which will not impact the site layout and which may be handled prior to Final Site Plan Approval. Because the land is unplatted, the Tree Conservation Ordinance applies to this development. There are 261 regulated trees on site, and the applicant is proposing to preserve 45% of the trees (116 trees). There are small, low quality wetlands on the site, and a Wetland Use Permit is also required (please see 2015-0525 V2).

The Planning Commission recommended approval of the Preliminary Site Condominium Plan and Wetland Use Permit and granted a Tree Removal Permit and Natural Features Setback Modifications on December 15, 2015, with conditions in the attached Resolution. The minutes from that meeting are included.

The applicant held a meeting on December 1, 2015 for the neighbors, which was attended by about 35 residents. Please refer to the attached letter and email response from Mr. Joe Skore of Pulte. A handful of people spoke at the Planning Commission meeting, and concerns raised included the grade, drainage and headlights, all of which were satisfactorily addressed by the applicant's engineer and the Planning Commission.

The applicable departments and outside agencies have reviewed the plan and recommend approval. The plans are technically compliant, and staff recommends approval. Should the City Council approve the Preliminary Plan then the applicant would proceed to preparing the Engineering Construction documents and obtaining all outside agency approvals and permits. Once completed and approved the matter is again presented to the Planning Commission and City Council for Final approval.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Preliminary Site Condominium Plan for Woodland Park, City File No. 15-014, consisting of 48-units on 23.6 acres located south of Hamlin, west of Livernois.

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

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