



Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP
Date: 12/7/2016
Re: **Saddlebrook Orchards (City File #16-029)**
Preliminary Site Condominium Plan - Planning Review #2

The applicant is proposing to construct a 9-unit, single-family site condominium development on almost 5 acres on the north side of Auburn Rd. between Crooks and Livernois. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance (*Chapter 138*) and One-Family Residential Detached Condominiums Ordinance (*Chapter 122, Article IV*). The comments below and in other review letters are minor in nature and can be incorporated into a final site plan submittal for review by staff after review by the Planning Commission.

1. **Background.** This project has previously received Preliminary Site Condominium Plan approval from City Council on June 4, 2003. The Final Plan was recommended for approval by the Planning Commission on March 20, 2007, approved by the City Council on April 25, 2007, and subsequently by the Planning Department on May 17, 2007 but the plans have expired since permits were not issued.
2. **Condominium Review Process** (*Section 122-366-368*). The condominium review process consists of a two step process as follows:
 - a. **Step One: Preliminary Plan.** The preliminary plan is intended to depict existing site conditions, proposed use, layout of streets and lots, location of site improvements, buildings, utilities, and open space including an environmental impact statement to document the information required in the subdivisions ordinance for tentative approval of a preliminary subdivision plat. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.
 - b. **Step Two: Final Plan.** The second step in the process is to develop final site plans based on the approved preliminary plan and to submit the Master Deed and evidence of all state and county agency approvals. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.

Compliance Criteria. *Section 122-155(b)* sets forth the criteria that a preliminary condominium plan must meet. Each of the criterion are listed below, followed by staff comments in italics on the proposed project's compliance with each.

- a. Applicable sections and regulations of this Code. *In compliance, per this and other staff reviews.*
- b. Availability and adequacy of utilities. *In compliance, per the December 5, 2016 Engineering review.*
- c. An acceptable comprehensive development plan. *In compliance, the preliminary plan represents an acceptable comprehensive development plan that provides ample open space and future connections to neighboring properties.*
- d. A reasonable street and lot layout and orientation. *In compliance, the preliminary plan represents a reasonable street layout and a reasonable lot orientation.*
- e. An environmental plan showing no substantially harmful effects. *In compliance, an Environmental Impact Statement (EIS) has been submitted that meets ordinance requirements. There are no regulated wetlands or natural features setback impacts for the proposed project.*

3. **Zoning and Use** (Section 138-4.300). The site is zoned R-4 One Family Residential District Residential with MR Mixed Residential Overlay which permits one-family detached dwellings as permitted uses. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Site	R-4 One Family Residential w/ MR Mixed Residential Overlay	Vacant	Residential 4 w/ Mixed Residential Overlay
North	REC-W Regional Employment Center - Workplace	Webasto offices	Regional Employment Center
South	R-4 One Family Residential	North Brooke Subdivision	Residential 4
East	R-4 One Family Residential w/ MR Mixed Residential Overlay	Single family homes	Residential 4 w/ Mixed Residential Overlay
West	R-4 One Family Residential w/ MR Mixed Residential Overlay	Single family homes	Residential 4 w/ Mixed Residential Overlay

4. **Site Layout** (Section 138-5.100-104 and 138- 5-200). Refer to the table below as it relates to the area, setback, and building requirements of the R-4 district.

Requirement	Proposed	Staff Comments
Avg. Min. Lot Width (Lot Size Variation option) 80 ft., no lot less 72 ft. (10%)	Avg. 93.3 ft., ranging from 86.5 to 104 ft.	In compliance
Avg. Min. Lot Area (Lot Size Variation option) 9,600 sq. ft., no lot less 8,640 sq. ft. (10%)	Avg. 9,867 sq. ft., ranging from 8,689 to 12,480 sq. ft.	In compliance
Max. Density 3.4 dwelling units/acre=17 units	9 units (1.8 units per acre)	In compliance
Max. Height 2.5 stories/30 ft.	2.5 stories/30 ft.	In compliance
Min. Front Setback 25 ft.	25 ft.	In compliance
Min. Side Setback (each/total) 10 ft./20 ft.	10 ft./20 ft.	In compliance
Min. Rear Setback 35 ft.	35 ft.	In compliance
Min. Floor Area 912 sq. ft.	2,600+ sq. ft.	In compliance
Max. Lot Coverage 30%	25%	In compliance

5. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that pertain to natural features protection.

- a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS has been submitted that meets ordinance requirements.
- b. **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is subject to the city's tree conservation ordinance, and so any healthy tree greater than 6" in caliper that will be removed must be replaced with one tree credit. Trees that are dead or in poor condition need not be replaced.
 - 1) **Minimum Number of Trees Preserved.** 37% of the total number of regulated trees must be preserved, and 54% are proposed to be preserved.
 - 2) **Replacement Trees.** The plans indicate that there are 102 replacement trees required, which are being replaced with on-site tree replacement as follows: 24 3 in. caliper trees (2 credits each), 16 2.5 in. caliper trees (1.5 credits each), and 30 8 ft. height evergreens (1 credit each) for a total of 102 replacement trees.
- a. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetlands.
- b. **Natural Features Setback** (Section 138-9 Chapter 1). The site does not contain any required natural features setbacks.
- c. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.

6. **Landscaping** (*Section 138-12.100-308 and Section 122-304(7)*). A landscape plan, signed and sealed by a registered landscape architect, has been provided. Refer to the table below as it relates to the landscape requirements for this project. These requirements are in addition to replacement credits required above.

Requirement	Proposed	Staff Comments
Buffer E (north: 261 ft.) 10 ft. w/ wall + 2.5 deciduous + 1.5 ornamental + 6 evergreen + 10 shrubs per 100 ft. = 7 deciduous + 4 ornamental + 16 evergreen (replaced w/ 8 deciduous + 32 shrubs) + 26 shrubs = 15 deciduous + 4 ornamental + 58 shrubs	10 ft. w/ wall 25 deciduous (existing) 0 ornamental 50 shrubs	The proposed shrubs combined with existing wall and vegetation that will be preserved meets the intent of the regulations
Street Trees (internal street) Min. 1 deciduous per lot = 9 deciduous	0 deciduous	The city shall plant street trees in the ROW after construction of the project is complete, the applicant shall pay \$200 per lot to account for this planting
Right of Way (Auburn: 262 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 8 deciduous + 4 ornamental	8 deciduous 4 ornamental	In compliance
Stormwater (east basin: 348 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 5 deciduous + 3 evergreen + 14 shrubs	5 deciduous 3 evergreen 14 shrubs	
Stormwater (west basin: 233 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 3 deciduous + 2 evergreen + 9 shrubs	3 deciduous 2 evergreen 9 shrubs	
TOTAL 31 deciduous 5 evergreen 9 ornamental 81 shrubs	16 deciduous 25 deciduous (existing) 5 evergreen 4 ornamental 73 shrubs	Staff recommends that the proposed landscaping combined with existing vegetation meets the intent of the regulations

- a. All landscape areas must be irrigated. This should be noted on the landscape plan, and an irrigation plan must be submitted prior to staff approval of the final site plan. Add a note specifying that watering will only occur between the hours of 12am and 5am.
- b. Site maintenance notes listed in *Section 138-12.109* must be added to the plans.

- 7. **Architectural Design** (*Architectural Design Standards*). The proposed building elevations have been submitted that meet the intent of the Architectural Design Standards. Individual homes will be reviewed under a separate permit issued by the Building Department.
- 8. **Entranceway Landscaping and Signs**. (*Section 138-12.306 and Chapter 134*). Entryway signage and landscaping is indicated on the plans. A note has been included on the plans that states that all signs must meet the requirements of the City and be approved under separate permits issued by the Building Department.



BUILDING DEPARTMENT
Scott Cope Director

From: Craig McEwen, R.A., Building Inspector/Plan Reviewer *CDM*
To: S. Roediger, Planning Department
Date: October 27, 2016
Re: Saddlebrook Orchards – Review #1
Sidwell: 15-28-300-029
City File: 16-029

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: PEA Drawings - Cover, P-1, P-2, P-3, 9-4, P-5, T-1.0, T-1.1, L-1.0
Martini Samartino Design Group Drawings: 1 through 8

References are based on the Michigan Residential Code 2012.

Approval recommended based on the following:

1. Submission of individual residence plot plans for code compliant site drainage at the time of building permit application.
 - a. Lots shall be graded to fall away from foundation walls a minimum of 6 inches within the first 10 feet.
Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building. Section R-401.3
 - b. Driveway slopes shall meet the following requirements:
 - i. Approach and driveway: 2% minimum – 10% maximum.
 - ii. Sidewalk cross-slope (including portion in the driveway approach): 1% minimum, 2% maximum.
2. Show detectible warnings at sidewalk ramps located in the road right-of-ways.
 - a. Provide details complying with Americans Disability Act.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 5 p.m. Monday through Friday.



JRB

DPS/Engineering
Allan E. Schneck, P.E., Director

From: Jason Boughton, AC
To: Sara Roediger, Manager of Planning
Date: December 5, 2016
Re: Saddlebrook Orchards, City File #16-029, Section 28
Site Plan Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on November 28, 2016 for the above referenced project. Engineering Services does recommend site plan approval with the following comments:

Traffic

1. On Sheet L-1.0, Landscape Plan, the site triangle on west side of street approach should be shifted further to the north so the south edge is off the ROW line.
2. Include MDOT R-28-J sidewalk ramp and detectable warning details on the construction plans.

The applicant will need to submit for a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

JRB/bd

c: Allan E. Schneck, P.E., Director; DPS
Paul Davis, P.E., City Engineer/Deputy Director; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Keith Depp; Staff Engineer; DPS
Luke Arnold, MDOT Metro Region Design, ArnoldL1@michigan.gov
File

Sheryl McIsaac, Office Coordinator; DPS
Russell George; Engineering Aide; DPS
Sandi DiSipio; Planning & Development Dept.
Paul Shumejko, MBA, MS, P.E., PTOE, Transportation Engineer; DPS
Stacey Gough, MDOT Permit & Drainage Engineer, goughs@michigan.gov



FIRE DEPARTMENT

Sean Canto
Chief of Fire and Emergency Services

From: James L. Bradford, Lieutenant/Inspector
To: Planning Department
Date: December 5, 2016
Re: Saddlebrook Orchards

SITE PLAN REVIEW

FILE NO: 16-029

REVIEW NO: 2

APPROVED X

DISAPPROVED _____

The Rochester Hills Fire Department recommends approval of the above referenced site plan contingent upon the following condition being met.

1. Provide documentation that the minimum fire flow requirement of 1750 gallons per can be obtained.
 - Fire flow data can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640.

If you have any questions, please feel free to contact me at 248.841.2708.

Lt. James L. Bradford
Fire Inspector



PARKS & FORESTRY DEPARTMENT
Ken Elwert, CPRP, Director

To: Sara Roediger
From: Gerry Pink, Dave Etz
Date: November 30, 2016
Re: Saddlebrook Orchards (Restart)
Review #2
File #16-029

Forestry review pertains to public right-of-way (r/w) tree issues only.

Landscape Plan, Sheet L-1.0

All proposed trees on the public street r/w have been deleted. One tree per lot will be planted by the City using funding provided by the developer from a per lot fee.

The 25' corner clearance triangles have not been shown correctly. The apex of the triangles should be located at the point of intersection of the street r/w lines. Trees may not be planted in these areas.

There are still some proposed trees shown on private property that are too close to the sidewalk and pathway - a serviceberry, fir, and dogwood on the west side of Basil Dr., and a serviceberry near the southeast corner of the parcel. Evergreen trees and ornamental trees need to be located at least 10' away from the edge of public walkways.

DE/GP/cf

cc: Sandi DiSipio, Planning Assistant
Maureen Gentry, Planning Assistant



FIRE DEPARTMENT
Sean Canto, Fire Chief

From: Vince Foisy
To: Planning Dept.
Date: November 30, 2016
Re: Saddlebrook Orchards - Section #28 - Review #1

APPROVED

The street names submitted on the drawings stamped received by Planning on 11/22/2016 have been reviewed as follows:

The following name(s) is/are Approved:

Prefix	Street Name	Suffix
	Basil	Dr
	Sage	Ln

If you have any further questions please contact me at 248.841.2709

VINCENT B. FOISY
Supervisor of Communication Systems

cc: File

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