



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2015-0526 V3

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572
DATE: May 27, 2016
SUBJECT: Request for Approval of the Final Site Condominium Plan for Woodland Park – City File No. 15-014 - a proposed 48-unit development, Pulte Land Company, Inc., Applicant

REQUEST:

Approval of the final site condominium plan for Woodland Park, a proposed 48-unit, single-family residential development on 23.6 acres located south of Hamlin, west of Livernois, zoned R-3 One Family Residential with an MR Mixed Residential Overlay.

BACKGROUND:

At its May 17, 2016 meeting, the Planning Commission unanimously recommended approval of the final condominium plan and a revised wetland use permit and approved a revised tree removal permit and revised natural features setback modifications with several findings and conditions. The preliminary condominium plan and wetland use permit were originally approved by the City Council on January 11, 2016, following a recommendation by the Planning Commission December 15, 2015, who also approved a tree removal permit and natural features setback modifications.

As part of the final plan review, the impacts to the wetlands and natural features setback have increased slightly to accommodate required utilities, and a request for a revised wetland use permit approval is also included (please refer to file no. 2015-0525 V3). Subsequent to preliminary approval, it was determined that the tree count had been done incorrectly, and the number of regulated trees was actually 554. The Planning Commission granted approval of a revised tree removal permit for an additional 193 trees; however, the final plans still preserve 40% of the regulated trees in accordance with the ordinance and are substantially the same as the preliminary plans.

RECOMMENDATION:

Finding that the proposed final site plan meets the criteria and objectives of the zoning ordinance and the recommended preliminary site condominium plan, the Planning Commission recommends approval of the final site condominium plan for Woodland Park, City File No. 15-014, subject to the findings and conditions noted in the attached resolution.

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