

## City of Rochester Hills AGENDA SUMMARY NON-FINANCIAL ITEMS

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Legislative File No: 2017-0029

TO: Mayor and City Council Members

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

**DATE:** January 13, 2017

**SUBJECT:** Request for Council to consider the approval of a Lot Split that was denied by staff.

City File No. 16-037

#### **REQUEST:**

Mr. and Ms. Schmidt, of 244 Shadywood Rd. are requesting the City Council approve a Lot Split of their property in accordance with Sec. 122, *Land Division*, and in particular Sec. 122-30 *Approval Procedure*, *(c)*. This request for approval by the City Council is provided to the applicant and is similar to an appeal if the proposed Lot Split is denied by the reviewing departments.

#### **BACKGROUND:**

The applicant has filed for a Lot Split of their property at 244 Shadywood in the Avoncrofts Subdivision west of Rochester Road and north of M-59. Avoncrofts is a large lot plat with 98 parcels, many of which are used for commercial activities abutting Rochester and Auburn Roads. The parcel in question is 1.22 acres and if divided into near equal parcels the parcels would meet the minimum dimensions for a lot in an R-3 District. The District requires lots to be 90 feet wide and a minimum of 12,000 square feet. The .61+/- acre for each proposed parcel equates to 25,572 square feet and the width would be about 94 feet at the building setback line; both meeting the lot size requirements for the R-3 District. So there is no issue from Zoning.

The proposed Lot Split was reviewed by the Building, Assessing. Engineering, and Planning/Econ Dev. Departments. Most has minor corrections but the Planning Department recommended denial and citing Sec. 122-30, (c), (3) a. as their basis This procedure requires review to evaluate the Split against standards contained (c), (3), a - g.

In the specific standard in  $\underline{a}$  it states, "The division or partition will result in lots or parcels of land having a size and shape consistent and harmonious with that of other parcels in the immediate area."

The terms "harmonious" and "immediate area" are not defined in the ordinance. The City Attorney advises that in applying generally-accepted rules of statute and ordinance construction, the City should ascribe the plain, ordinary meaning to undefined terms and consider the context in which they appear and are used in the ordinance. Also, we should consider the administration's historical construction and use of those terms. The context in which "harmonious" is used in the ordinance appears to relate to size and shape consistency. In ascribing meaning to the phrase "immediate area," Staff used a 300-feet

radius, as 300 feet is the customary distance and state standard we use for notification requirements for zoning and land use matters. In theory, that connotes the area of special interest or impact.

The 300-foot distance is our notification requirements for zoning changes, Conditional Use permits, variances. And the like. The following map is provided to help understand the lots within a 300-foot distance of the subject parcel.



The attached table provides the size of these parcels.

Key to this matter coming before the City Council is contained within Sec. 122-30; (c), wherein it is stated, "(c) Referral to City Council. If it is determined by the building and/or assessing departments the division or partition of the resulting parcels would not be in accordance with the findings for approval set forth in subsection (c)(3) of this section, the building and/or assessing departments shall set forth, in writing, the findings reached that resulted in disapproval of the [lot split] application. The application may be rejected or referred to the city council for review and final decision. ..."

This matter is being presented to the city council by the Planning Department in association with the process the Assessing Department uses to evaluate proposed Lot Splits. As such the Planning Department along with Engineering are part of the building/assessing departments as referenced in the above.

### **RECOMMENDATION:**

This matter now becomes a discretionary decision for the city council as to whether the proposed lot split is keeping within the similar size and shape of other parcels within the immediate area. Staff acknowledges that it appears other splits have occurred based of the shape of some of the parcels

with Avoncrofts Subdivision and the result, in my opinion, are parcels that do not keep within the similar size and shape standards.

# 244 Shadywood Lot Split

	Avoncrofts	Subdivision			
	Address	Street	Use	Size in Acres	Comments
1	156	Shadywood	single family	1.5	
2	166	"		0.98	
3	176	11		0.9	
4	244	"	vacant/demo	1.22	parcel in question
5	288	11		0.92	
6	306	11		0.89	
7	330	11		1.08	
8	165	II		1.21	
9	211	11		0.92	
10	233	11		0.82	
11	0	II		1.36	undeveloped
12	273	11		1.23	
13	317	II		0.28	
14	339	"		0.31	
15	3259	Norton Lawn		0.81	
16	3243	=		0.77	
17	3183	=		0.51	
18	3150	Hickory Lawn		0.82	
19	3130	=		0.73	
20	0	=		0.82	undeveloped
21	3106	=		0.79	
22	3088	11		0.5	
23	3101	=		0.52	
24	245/257	Auburn Road		3.02	2 homes/one parcel
				22.91	
			Average parcel		
			size	0.955	

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