

Alternate Resolution for Denial:

Resolved, that the Rochester Hills City Council hereby denies a lot split for 244 Shadywood Rd., a 1.22 acre lot in the Avoncrofts Subdivision, located west of Rochester Rd. north of M-59, Parcel No. 15-34-226-024 in accordance with Sec. 122, Land Division and Sec. 122-30 Approval Procedure with the following findings.

**Findings for Denial:**

1. The proposed lot split would not meet the requirements of the R-3 One Family Residential District, which requires to be a minimum of 90 feet wide and 12,000 square feet in size. The resulting split would result in each lot being 94 feet wide at the setback line and approximately 12,876 in size.
2. The division or partition will not result in lots or parcels of land having a size and shape consistent and harmonious with that of other parcels in the immediate area.
3. There has not been compliance with the requirements of this article and the other applicable provisions, standards, rules and regulations of this Code.
4. The location, size, and layout of resultant parcels will be unreasonably detrimental to nearby residences because of noise, fumes, lights or other nuisances nor will it interfere with any adequate supply of light and air or otherwise endanger public health, welfare and safety.
5. Adequate access to roads and utilities is not provided for each resultant parcel which is otherwise a buildable site.