



Rochester Hills

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Master

File Number: 2017-0029

File ID: 2017-0029

Type: Project

Status: To Council

Version: 1

Reference: City File 16-037

Controlling Body: City Council
Regular Meeting

File Created Date : 01/13/2017

File Name: 244 Shadywood Lot Split

Final Action:

Title label: Request to consider the approval of a Lot Split for the property at 244 Shadywood Rd.; Brandon and Lisa Schmidt, Applicants

Notes:

Sponsors:

Enactment Date:

Attachments: 012317 Agenda Summary.pdf, Schmidt Email 122916.pdf, Current Lot and Proposed Split.pdf, Alternate Resolution for Denial.pdf

Enactment Number:

Contact: SDiSipio PLNG X2571

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|------------------------------|------------|---------|----------|-----------|-----------------|---------|
| 1 | City Council Regular Meeting | 01/23/2017 | | | | | |

Text of Legislative File 2017-0029

Title

Request to consider the approval of a Lot Split for the property at 244 Shadywood Rd.; Brandon and Lisa Schmidt, Applicants

Body

Resolved, that the Rochester Hills City Council hereby approves 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 Approval:

1. The proposed lot split would 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 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 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 not 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 provided for each resultant parcel which is otherwise a buildable site.