



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2007-0190 V6

TO: Mayor and City Council Members

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

DATE: December 4, 2015

SUBJECT: Request for preliminary site condominium plan approval for Commons South, City File No. 05-011.2, Vaqar Siddiqui, Applicant

REQUEST:

Approval of the preliminary site condominium plan for Commons South, a 12-unit, single-family site condo development on approximately four acres, located on the north side of Shortridge, east of Livernois, accessing Donaldson, which will run from Shortridge to Hazelton. The site is zoned and planned for One Family Residential.

BACKGROUND:

Under different ownership, the site was approved for 12 units by City Council in April 2008. Due to the downturn in the economy, the project was never built, and the owner eventually sold the parcel. The current owner submitted the same layout to the City, which adhered to all current Ordinances, including updated plans to meet requirements for storm water detention.

The site is surrounded by R-4, residential zoning and developed almost entirely with homes and is master planned residential. The applicant is using lot size averaging with lot widths ranging from 72 to 114.6 feet and lot sizes from 8,646 to 12,595 square feet. Storm drainage will be detained onsite in a detention pond in the southeast corner of the development with a passive park in the northeast corner. The plans have received a conditional recommendation of approval from the City's departments subject to several conditions, which will not impact the site layout and which may be handled prior to final site plan approval. The Tree Conservation Ordinance does not apply to this development since the land was platted in 1938, however, the applicant is proposing to preserve 35% of the trees. There are no wetlands on the site.

The Planning Commission recommended approval of the preliminary site condominium plan on August 18, 2015 with several findings and conditions as stated in the attached resolution. Several residents spoke regarding saving trees and screening their properties. Staff requested that the plans be revised prior to the City Council meeting to address several of the conditions, including providing additional screening along the northern boundary line and on the south side of the detention pond, preserving trees along the eastern property line, and working with a neighbor to the north to plant trees on their lot. Since that time, the applicant has met with City staff and the affected neighbors to the north of the property and has agreed to narrow the units and shift them southward in order to preserve the existing vegetation along approximately 16 feet abutting the north property line in lieu of planting evergreen trees on the neighboring property. This will provide a mature vegetated buffer that will be placed in a preservation easement, ensuring its continuance. Please see the attached email from the neighboring properties providing their support of the revised plans.

The Planning Commission also asked the applicant to talk with other adjacent neighbors, and in response to neighbors to the east, the stormwater easement was shifted to the west to save more trees in that area. Please refer to the August 18, 2015 Planning Commission for comments from the residents and Commissioners.

The plans are technically compliant, and staff recommends approval. Should City Council approve the preliminary plan, the applicant could then proceed and prepare the master deed and by-laws, engineering construction documents and obtain all outside agency approvals and permits. Once completed and approved, the matter would be presented to the Planning Commission and City Council for Final approval.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the preliminary site condominium plan for Commons South, City File No. 05-011.2, consisting of 12-units on Parcel Nos. 15-34-301-015, 016 and -017, located on the north side of Shortridge, east of Livernois.

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

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