



Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP
Date: 8/6/2015
Re: **The Commons South (City File #05-011.2)**
Preliminary Site Condominium Plan - Planning Review #3

The applicant is proposing to construct a 12-unit, single-family site condominium development on four acres fronting onto a proposed connection of Donaldson Rd., which currently runs south of Shortridge Ave. and north of the proposed site into Hickory Ridge, east of Livernois. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance (*Chapter 138*) and One-Family Residential Detached Condominiums Ordinance (*Chapter 122, Article IV*). Previous comments have been addressed and planning staff recommends approval of the preliminary plan.

1. **Background.** This project has previously received Preliminary Site Condominium Plan approval from City Council on February 15, 2006 and an extension of the Preliminary Plan until February 15, 2008. The Final Plan was recommended for approval by the Planning Commission on March 18, 2008, approved by the City Council on April 7, 2008, and subsequently by the Planning Department on April 18, 2008.
2. **Condominium Review Process** (*Section 122-366-368*). The condominium review process consists of a two step process as follows:
 - a. **Step One: Preliminary Plan.** The preliminary plan is intended to depict existing site conditions, proposed use, layout of streets and lots, location of site improvements, buildings, utilities, and open space including an environmental impact statement to document the information required in the subdivisions ordinance for tentative approval of a preliminary subdivision plat. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.
 - b. **Step Two: Final Plan.** The second step in the process is to develop final site plans based on the approved preliminary plan and to submit the Master Deed and evidence of all state and county agency approvals. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.

Compliance Criteria. *Section 122-155(b)* sets forth the criteria that a preliminary condominium plan must meet. Each of the criterion are listed below in italics, followed by staff comments on the proposed projects compliance with each.

- a. *Applicable sections and regulations of this Code.* In compliance, refer to the comments in this and other review letters pertaining to compliance with applicable ordinance requirements.
- b. *Availability and adequacy of utilities.* In compliance, adequate sewer and water utilities are available to properly service the proposed development; however the applicant must work with Engineering and the Water Resources Commission to review stormwater requirements that have changed since the previous approvals including requirements for 100 year storm detention and pretreatment.
- c. *An acceptable comprehensive development plan.* In compliance, the preliminary plan represents an acceptable comprehensive development plan that is consistent with the character of the surrounding neighborhoods and serves to connect existing residential neighborhoods.
- d. *A reasonable street and lot layout and orientation.* In compliance, the preliminary plan represents the only possible street layout and a reasonable lot orientation.
- e. *An environmental plan showing no substantially harmful effects.* In compliance, the Environmental Impact Statement (EIS) has been submitted that shows that this development will have no substantial harmful effects on the environment. There are no regulated wetlands or natural features setback impacts for the proposed project.

3. **Zoning and Use** (Section 138-4.300). The site is zoned R-4 One Family Residential District Residential which permits one-family detached dwellings as permitted uses. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Proposed Site	R-4 One Family Residential	Vacant	Residential 3
North	R-4 One Family Residential	Hickory Ridge Subdivision	Residential 3
South	R-4 One Family Residential	Single family homes	Residential 3
East	R-4 One Family Residential	Shortridge Estates Subdivision	Residential 3
West	R-4 One Family Residential	Single family homes	Residential 3

4. **Site Layout** (Section 138-5.100-104 and 138- 5-200). Refer to the table below as it relates to the area, setback, and building requirements of the R-4 district.

Requirement	Proposed	Staff Comments
Avg. Min. Lot Width (Lot Size Variation option) 80 ft., no lot less 72 ft. (10%), 92 ft. corner lot	Avg. 81.48 ft., ranging from 72.91 to 114.67 ft., 97.41 ft. corner (Unit 12)	In compliance
Avg. Min. Lot Area (Lot Size Variation option) 9,600 sq. ft., no lot less 8,640 sq. ft. (10%)	Avg. 9,774 sq. ft., ranging from 8,673 to 13,536 sq. ft.	In compliance
Max. Density 3.4 dwelling units/acre=13 units	12 units (2.4 units per acre)	In compliance
Max. Height 2.5 stories/30 ft.	2.5 stories/30 ft.	In compliance
Min. Front Setback 25 ft.	25 ft.	In compliance
Min. Side Setback (each/total) 10 ft./20 ft., 15 ft. side lot abutting corner	10 ft./10 ft., 27.5 ft. corner (Unit 12)	In compliance
Min. Rear Setback 35 ft.	35 ft.	In compliance
Min. Floor Area 912 sq. ft	2,200- 2,800 sq. ft.	In compliance
Max. Lot Coverage 30%	30%	In compliance

5. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that pertain to natural features protection.
- Environmental Impact Statement (EIS)** (Section 138-2.204.G). The Environmental Impact Statement (EIS) has been submitted that shows that this development will have no substantial harmful effects on the environment.
 - Natural Features Setback** (Section 138-9 Chapter 1). The site does not contain any required natural features setbacks.
 - Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
 - Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). As part of a previously approved plat, the site is not subject to the City's tree conservation ordinance; however the applicant still proposes to save approximately 35% of the trees.
 - Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetlands.

6. **Landscaping** (*Section 138-12.100-308 and Section 122-304(7)*). Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
Street Trees Min. 1 deciduous per lot	None	The City shall plant street trees in the ROW after construction of the project is complete, the applicant shall pay \$200 per lot to account for this planting
Stormwater (375 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. =6 deciduous + 4 evergreen + 15 shrubs	6 deciduous 4 evergreen 15 shrubs	In compliance

- a. An irrigation plan must be submitted prior to staff approval of the final site plan.
7. **Architectural Design** (*Architectural Design Standards*). The proposed building elevations have not been submitted at this time. Individual homes must be designed to meet the intent of the Architectural Design Standards and will be reviewed under a separate permit issued by the Building Department.
8. **Entranceway Landscaping and Signs.** (*Section 138-12.306 and Chapter 134*). Entryway landscaping and signage is not indicated on the plans. If proposed, all signs must meet the requirements of *Section 138-12.306 and Chapter 134* of the City Code of Ordinances and be approved under separate permits issued by the Building Department.



BUILDING DEPARTMENT
Scott Cope Director

From: Craig McEwen, R.A., Building Inspector/Plan Reviewer *CDM*
To: S. Roediger, Planning Department
Date: September 26, 2014
Re: Commons South Condos - Restart, Review #3
Sidwell: 15-34-301-015 thru 017
City File: 05-011.2

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: 1 thru 9 and LS-1

References are based on the Michigan Residential Code 2009.

Approval recommended based on the following conditions being met prior to issuance of a building permit:

1. Submission of individual residence plot plans for code compliant site drainage at the time of building permit application.
 - a. Sites shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet (R401.3).
 - b. Wherever possible swales shall be provided along lot lines with 1% minimum slope to convey runoff to a storm sewer or other approved collection points.
 - c. Driveway slopes shall meet the following requirements:
 - i. Approach and driveway: 2% minimum – 10% maximum.
 - ii. Sidewalk cross-slope (including portion in the driveway approach): 1% minimum, 2% maximum.
 - iii. Side-entry garage: 2% minimum, 4% maximum.
 - iv. Negative slope driveway: 2% minimum, 7% maximum.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 5 p.m. Monday through Friday.



Parks & Forestry
Michael A. Hartner, Director

To: Sara Roediger

From: Gerald Lee

Date: July 28, 2015

Re: Commons South Condos/Restart
Review #3
File #05-011.2

Forestry review pertains to public right-of-way tree issues only.

Sheet LS-1 of 1

Please extend the base of the Vehicular Clear View Area from curb to curb on both sides of Donaldson Rd. No trees or shrubs can be planted in this area.

The white fir, at the southeast corner of the detention pond, needs to be located at least 10' from the proposed walkway along Shortridge Ave.

Please include the landscape notes from the Grading and Soil Erosion Plan, Sheet 5 of 9 to this sheet. Please add a third note that all sheets of the site condo plan will reflect the requirements included in the statements.

GL/crf

cc: Sandi DiSipio, Planning Assistant



ASSESSING DEPARTMENT
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 9/29/14
Re: File No.: 05-011.2
Project: Commons South Condo's
Parcel No: 70-15-34-301-015 thru 017
Applicant: Vaqar Siddiqui/Bob Lindh

No comment.



FIRE DEPARTMENT
Sean Canto
Chief of Fire and Emergency Services

From: William Cooke, Lieutenant/Inspector
To: Planning Department
Date: July 31, 2015
Re: Commons South Condo's/Restart

SITE PLAN REVIEW

FILE NO: 05-011.2

REVIEW NO: 3

APPROVED X

DISAPPROVED _____

The Fire Department recommends approval of the above reference site plan contingent upon the following conditions being met:

1. Provide documentation, including calculations that a flow of 1000 GPM can be provided. *IFC 2006 508.4*
 - Fire flow data can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640.
2. 1000 GPM is adequate fire flow for single family residential units constructed of wood (Type VB) that have a fire area less than 3600 square feet. (*IFC 2006 B105.1*). Provide a note on sheet 1 describing the average home size and construction type for code compliance verification.

Lt. William A. Cooke
Fire Inspector



DPS/Engineering
Allan E. Schneck, P.E., Director

From: Jason Boughton *JB*
To: Sara Roediger, Manager of Planning
Date: July 29, 2015
Re: The Commons South Condo, City File #05-011.2, Section #34
Preliminary Site Condo Plan Review #3

Engineering Services has reviewed the site plan received by the Department of Public Services on July 23, 2015 for the above referenced project. Engineering Services recommends site plan approval with the following comments:

Storm Sewer

1. Revise the proposed detention basin to have 1 foot of freeboard from the primary overflow to the emergency overflow. The top of bank should be half a foot higher than the emergency overflow.

Paving

1. Sheet 9, the F4 Concrete Curb & Gutter detail should be replaced with a B-2 (Modified) Curb & Gutter detail for the Shortridge right-of-way.

The applicant will need to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

JB/bd

c: Allan E. Schneck, P.E., Director; DPS
Paul Davis, P.E., Deputy Director/City Engineer; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS

Sheryl McIsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Development Dept.
File



WRC

WATER RESOURCES COMMISSIONER

Jim Nash

March 12, 2015

Robert W. Lindh, P.E.
Urban Land Consultants
8800 Twenty Three Mile Road
Shelby Township, MI 48316

**Reference: WRC Permit # 201400823
Crake Drain & Robert Huber Drain
The Commons South
Part of the Southwest ¼ of Section 34, City of Rochester Hills**

Dear Mr. Lindh:

This office has completed a review of the construction plans for The Commons South, which will be located in part of the Southwest ¼ of Section 34, City of Rochester Hills. These plans, last revised on February 27, 2015, were submitted to this office by Urban Land Consultants, LLC for review under their Job No. 140403

Our review indicates the following:

1. The proposed project will involve the Crake Drain and the Robert Hubert Drain, both legally established drains under Chapter 20 of the Michigan Drain Code and operated and maintained by this office on behalf of their respective drainage districts. A permit for the work is required and has been prepared by this office.
2. The developed storm water runoff from this site will be routed to an enclosed storm drain system. There is sufficient storage in the detention system for a 100-year storm event in accordance with the Oakland County Water Resources Commissioner's revised "Engineering Design Standards for Storm Water Facilities." Stormwater will be routed to a Contech CDS 2014-4-C and a Contech CDS 3030-6-C Stormwater Treatment Systems before discharging into the detention basin. The detention basin discharges through a 4" diameter orifice within the overflow manhole before outletting to a 24" diameter outlet that ultimately discharges to the Crake Drain.
3. With respect to the County Drains, we note the following involvements:
 - a. The existing Robert Huber Drain catch basin No. 80 will be tapped by a 12" dia. concrete pipe
 - b. The existing Crake Drain catch basin No. 26 and 18" pipe will be removed and replaced with a new catch basin and a 24" pipe to provide an outlet for the proposed development.



This office has no objection to the proposed project provided:

- A. **Before construction affecting the aforementioned County Drain begins, a WRC bonded contractor must obtain an Oakland County Drain Inspection Permit.**

The following are new bonding requirements of the Oakland County Water Resources Commissioner's Office for all County Drain permit work:

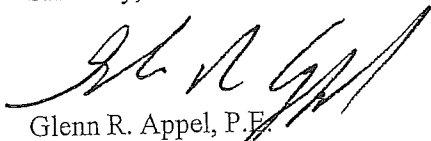
- 1) **\$5000 surety bond on WRC form DC-443 available online at:
http://www.oakgov.com/water/assets/docs/om_surety_bond_form.pdf**
 - 2) **\$500 cash bond posted at WRC (refundable)**
 - 3) **Liability insurance naming WRC as additional insured**
- B. That the applicant, or their contractor, obtains the required permit from this office prior to construction affecting the Crake and Robert Huber Drains. The review fee for this permit of \$250.00 has been paid. An inspection deposit of \$500 shall also be paid to the office and upon satisfactory completion of the work done to the Drains, an accounting of the inspection expenses will be made and an appropriate refund or invoice will be issued. The permit may be picked up at this office between 8:30 a.m. and 5:00 p.m., Monday through Friday.
- C. That a 48-hour notice is given to our Inspection Department (248-858-1105) prior to any construction affecting the aforementioned County Drains.
- D. Per Oakland County's National Pollutant Discharge Elimination System (NPDES) permit for Discharge of Storm Water to Surface Waters from a Municipal Separate Storm Sewer System (MS4) the approved maintenance and inspection plan within the final set of approved plans or approved attachments is required to be implemented by the property owner for all storm water management practices.
- E. That flow is maintained in the Drain at all times during construction.
- F. That the Oakland County Water Resources Commissioner, the County of Oakland, the Crake Drainage District, and the Robert Huber Drainage District are held harmless from all costs, suits and damages which may arise out of the proposed construction.
- G. That this final conditional approval will not relieve the applicant and/or his contractor of the responsibility of obtaining permits, approvals or clearances as may be required from federal, state or local authorities, the public utilities and private property owners.
- H. That the proposed involvements with the Crake Drain and Robert Hubert Drain are carried out in accordance with the Oakland County Water Resources Commissioner's Storm Drain Notes and Details Sheet and that said Details Sheet is incorporated as part of the approved plans. Note: all connections to a County Drain structure or pipe must be

core drilled and installed with a neoprene boot as shown on the enclosed tap detail. The minimum distance from the pipe joint to the maximum bore diameter should be two (2) feet.

- J. That related earth disruption conforms to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. **Permit shall be issued through this office.**
- K. If the permit issued for this project is not picked up within ninety (90) days of the date of this letter, this office will contact the applicant. If the applicant cannot be contacted, the applicant will be notified by mail that the permit and all approvals pertaining thereto will be rescinded.

If there are any questions regarding this matter, contact Paul Gibbs at 248-858-1329.

Sincerely,



Glenn R. Appel, P.E.
Chief Engineer

c: City of Rochester Hills



CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

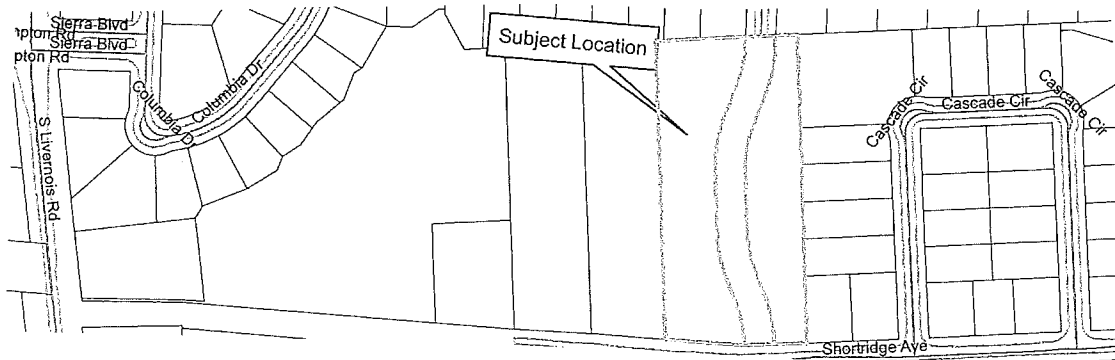
NOTICE OF PUBLIC HEARING

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: Preliminary and Final Site Condominium Plan Recommendation. Pursuant to the requirements of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801; the Land Division Act, Public Act 288 of 1967, MCL 560.101, and to Article 1, Section 130-38 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, which requires the Rochester Hills Planning Commission to conduct a Public Hearing before making a recommendation to the City Council. The proposal is for the Commons South Site Condominiums, a proposed 12-unit, single-family development on 4± acres, Parcel Nos. 15-34-301-015, -016, and -017, zoned R-4 (One Family Residential), City File No. 05-011.2.

LOCATION: North side of Shortridge, East of Livernois

APPLICANT: Vaqar Siddiqui
3530 Forest Hill
Bloomfield Hills, MI 48302



DATE OF PUBLIC HEARING: Tuesday, August 18, 2015 at 7:00 p.m.

LOCATION OF PUBLIC HEARING: Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Information concerning this request may be obtained from the Planning Department during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the public hearing or by the Planning Commission at the public hearing. This request will be forwarded to City Council after review and recommendation by the Planning Commission.

William F. Boswell, Chairperson
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting.