



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2018-0282 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: September 14, 2018

SUBJECT: Request for Preliminary One-Family Site Condominium Plan Approval for Berkshire Site Condominiums, City File No. 17-040, Frank Bartolotta, Applicant

REQUEST:

Approval of the Preliminary Site Condominium Plan for Berkshire Site Condominiums, a 13-unit, single-family site condo development on approximately 4.3 acres, located on the east site of John R, south of Hamlin. The site is zoned R-4 One Family Residential.

BACKGROUND:

The site is surrounded by R-4 residential zoning developed with homes except to the north where St. Mary's and Holy Family School are located.

The applicant has utilized the lot size averaging option, with lot widths ranging from 75.7 to 94.2 feet and areas ranging from 9,038 sq. ft. to 11,361 sq. ft. Storm drainage will be detained onsite with a detention pond at the southeast end of the development. An internal street, Berkshire, was originally proposed to connect John R and Gravel Ridge. At the meeting, neighbors expressed a concern about cut-through traffic to and from Auburn, and a gate for emergency vehicles only was proposed at Berkshire and Gravel Ridge and made a condition of approval by the Planning Commission. Since the meeting, the applicants worked with the City to propose an appropriate gate, which was approved by the Fire Dept. (approval memo attached). In addition, the applicant met with the neighbors from Gravel Ridge onsite on August 1st about adding landscape screening along Gravel Ridge. The Commission suggested planting on their properties, but the neighbors' did not prefer that, and a revised landscape plan is included showing additional plantings on the applicant's property. The applicant also met with a neighbor on John R about trimming some overgrown trees as had been requested by the Commission. Sidewalks are planned throughout, including a new pathway on John R and a concrete sidewalk along Gravel Ridge.

The site is subject to the City's Tree Conservation Ordinance, and 40 trees are planned to be removed and replaced on site. A Tree Removal Permit was granted by the Planning Commission at its July 17, 2018 meeting. The Planning Commission also recommended approval of the Preliminary Site Condominium Plan at that meeting with conditions in the attached Resolution. One condition of approval was to verify the acreage for the site, which was subsequently confirmed at 4.3 acres. The minutes from that meeting are included.

The applicable departments and outside agencies have reviewed the plan and recommended approval. The plans are technically compliant, and staff recommends approval. Should the City Council approve the Preliminary Site Condominium Plan then the applicant would proceed with preparing the

Engineering Construction documents, obtaining all outside agency approvals and permits and preparing the Master Deed and By-laws. Once completed and approved the matter will again 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 Berkshire Site Condominiums, City File No. 17-040, consisting of 13 units on 4.3 acres located on the east side of John R, south of Hamlin.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

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