



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2015-0224 V2

TO: Mayor and City Council Members

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

DATE: December 23, 2015

SUBJECT: Request for Preliminary One-Family Site Condominium Plan Approval for Nottingham Woods, City File No. 15-004, Vanguard Equity Management, Applicant

REQUEST:

Approval of the Preliminary Site Condominium Plan for Nottingham Woods, a proposed 17-unit, single-family site condo development on approximately 8.7 acres, located on the north side of Hamlin, between Livernois and Crestline. The site is zoned R-3 One Family Residential with an MR Mixed Residential Overlay. It will be accessed from Hamlin to an internal street that will provide a stub for a future street at the west property line.

BACKGROUND:

The site is surrounded by R-3 residential zoning, except to the north which is R-4, and the site is master planned mixed residential. R-3 zoning requires a minimum of 12,000 square-foot lots; the applicant is using lot size averaging, and the average lot area will be 13,737 square feet, resulting in an overall density of 1.9 units per acre, which is less than the 2.9 units per acre permitted. Storm drainage will be detained in an onsite detention pond. The plans have received a conditional recommendation of approval from the City's Engineering Department subject to several conditions, which will not impact the site layout and which may be handled prior to Final Site Plan Approval. Because the land is unplatted, the Tree Conservation Ordinance applies to this development. The applicant is removing most of the trees, but there is a preservation easement along much of the east property line to preserve the exiting buffer in this area. There are no wetlands on the site.

The Planning Commission recommended approval of the Preliminary Site Condominium Plan on August 18, 2015. There were several neighbors who spoke about screening and the existing fencing, and the Commission added several conditions, including providing additional screening, working with adjacent property owners about the fencing and showing tree protective fencing. Staff requested that the plans be revised prior to the Council meeting, which addressed and eliminated the conditions.

The applicant's attached letter dated December 21, 2015 summarizes the changes to the plan since its review by the Planning Commission which address the approval conditions in addition to changes made to the site layout to switch the location of lot 17 and the original detention basin to provide better screening and to create a better drainage system. Please refer to the December 17, 2015 memo from the planning department which outlines compliance with conditions 9, 10 and 11. Letters were sent to the affected neighbors regarding screening and the existing fencing, which are also included. The minutes from the August 18, 2015 Planning Commission meeting are also included with comments from the public hearing.

The applicable departments and outside agencies have reviewed the plan and recommend approval. The plans are technically compliant, and staff recommends approval. Should the City Council approve the preliminary plan, the applicant would proceed to preparing the master deed and by-laws, engineering construction documents and obtaining all outside agency approvals and permits. Once completed and approved the matter is again 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 Nottingham Woods, City File No. 15-004, consisting of 17-units on Parcel Nos. 15-22-376-004 and -005, located on the north side of Hamlin between Livernois and Rochester.

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

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