



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

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Legislative File No: 2015-0224 V3

**TO:** Mayor and City Council Members

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

**DATE:** January 29, 2016

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

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**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:**

This item was postponed at the January 11, 2016 meeting so the applicants could meet with the residents to further discuss their concerns about screening. The applicants held a meeting with surrounding residents (please see attached letter dated January 13, 2016 and list of invitees) on January 19, 2016. A second meeting was held on January 26, 2016 with the neighbor to the west (Dr. Rao) as he could not attend the original meeting. As a result of the meeting the applicant has increased the landscaping along all property lines as depicted in the updated plans and has confirmed that the existing fences along the eastern and western property lines will remain. As a residential use abutting another residential use, a landscaped buffer is not required between uses; however the applicant has voluntarily offered to provide landscaping as depicted. Please note that the neighbor to the west continues to demand additional landscaping along the entire length of his property line (nearly 800 feet) but the applicant has indicated a good faith effort to provide screening and privacy in the area near the existing home (between lots 3, 4 and 5; nearly 300 feet) consistent with the level of screening being provided within close proximity of existing and proposed homes.

As previously stated, 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.

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