



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

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[www.rochesterhills.org](http://www.rochesterhills.org)

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Legislative File No: 2015-0224 V4

**TO:** Mayor and City Council Members

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

**DATE:** August 19, 2016

**SUBJECT:** Request for Final 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 Final 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 residential zoning and master planned mixed-residential. R-3 zoning requires a minimum of 12,000 sq. ft. lots; the applicant is using lot size averaging, and the average lot area will be 13,737 sq. ft., resulting in an overall density of 1.96 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 recommendation of approval from all appropriate City departments. The Tree Conservation Ordinance does not apply to this development. The applicant is planning to preserve 18% of the trees, and there is a preservation easement along much of the east property line to preserve the existing buffer in this area. In accordance with conditions of approval, the applicant met with the neighbors multiple times regarding the screening for their homes and have provided a more extensive buffer on the north, east and west property lines. Please refer to the attached correspondence from the applicant. The Master Deed and By-Laws have been approved by the City attorney.

The City Council approved the Preliminary Site Plan on February 8, 2016, after a unanimous recommendation of approval from the Planning Commission. The various City departments have no issues with the Final Plan, which by ordinance must be, and is, consistent with the Preliminary Plan. The Planning Commission unanimously recommended approval of the Final Site Condominium Plan on August 16, 2016 with the findings and conditions included in the attached resolution.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of the final site condominium plan for Nottingham Woods, City File No. 15-004, consisting of 17-units on Parcel No. 15-22-376-039, located on the north side of Hamlin between Livernois and Crestline.

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<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
Department Review		
Department Director		
Mayor		
City Council Liaison		

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