



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2016-0032 V4

TO: Mayor and City Council Members

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

DATE: September 29, 2016

SUBJECT: Request for Final One-Family Site Condominium Plan Approval for Bloomer Woods, City File No. 15-006, Lombardo Homes, Applicant

REQUEST:

Approval of the Final Site Condominium Plan for Bloomer Woods, a proposed 30-unit, single-family site condo development on approximately 12.8 acres, located on the east side of John R, north of Avon. The site is zoned R-3 One Family Residential with an MR Mixed Residential Overlay. It will be accessed from John R to a boulevard entrance and an internal loop road.

BACKGROUND:

The site is surrounded by R-3 residential zoning on three sides. To the north and south there is also an MR Mixed Residential Overlay, and the areas are developed with the City-owned detention system and homes; to the west, across John R it is zoned R-3 and developed with homes; and to the east it is zoned Manufactured Housing Park developed with the Rochester Estates manufactured housing park. Across Avon to the south it is zoned Industrial and developed with businesses. The site is master planned for mixed residential.

The development is using the lot size averaging option with lot widths ranging from 81 to 107.5 feet and areas ranging from 10,800 square feet to 20,581 square feet. The development proposes a density of 2.3 units per acre, which is less than 2.9 units per acre permitted. Storm drainage will be detained onsite with a detention pond at the north end of the development by the wetlands and released to a storm sewer on John R.

The City Council approved the Preliminary Site Plan and a Wetland Use Permit on March 14, 2016, after a unanimous recommendation of approval from the Planning Commission. The various City departments have reviewed and recommend approval of 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 September 20, 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 Bloomer Woods, City File No. 15-006, consisting of 30-units on Parcel No. 15-13-301-058, located on the east side of John R, north of Avon.

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

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