



## Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP  
 Date: 3/10/2016  
 Re: **Devondale Site Condos (City File #15-017)**  
**Preliminary Site Condominium Plan - Planning Review #2**

The applicant is proposing to construct a 4-unit, single-family site condominium development on 1.96 acres on the east side of Devondale Road between Austin Avenue and Auburn Road. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance (*Chapter 138*) and One-Family Residential Detached Condominiums Ordinance (*Chapter 122, Article IV*). The comments in other review letters and below are minor in nature and can be addressed during final site plan review following preliminary review by the Planning Commission.

1. **Condominium Review Process** (*Section 122-366-368*). The condominium review process consists of a two step process as follows:
  - a. **Step One: Preliminary Plan.** The preliminary plan is intended to depict existing site conditions, proposed use, layout of streets and lots, location of site improvements, buildings, utilities, and open space including an environmental impact statement to document the information required in the subdivisions ordinance for tentative approval of a preliminary subdivision plat. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.
  - b. **Step Two: Final Plan.** The second step in the process is to develop final site plans based on the approved preliminary plan and to submit the Master Deed and evidence of all state and county agency approvals. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.

**Compliance Criteria.** *Section 122-155(b)* sets forth the criteria that a preliminary condominium plan must meet. Each of the criterion are listed below, followed by staff comments in italics on the proposed project's compliance with each.

- a. Applicable sections and regulations of this Code. *In compliance, refer to the comments in this and other review letters pertaining to compliance with applicable ordinance requirements.*
  - b. Availability and adequacy of utilities. *In compliance, refer to the comments in the review letter dated March 1, 2016 recommending approval from the DPS/Engineering Department.*
  - c. An acceptable comprehensive development plan. *In compliance, the preliminary plan represents an acceptable comprehensive development plan that is consistent with the character of the surrounding area.*
  - d. A reasonable street and lot layout and orientation. *In compliance, the preliminary plan represents a reasonable street and lot layout based on the existing street network and zoning.*
  - e. An environmental plan showing no substantially harmful effects. *In compliance, an Environmental Impact Statement (EIS) meeting ordinance requirements has been submitted.*
2. **Zoning and Use** (*Section 138-4.300*). The site is zoned R-4 One Family Residential District Residential which permits one-family detached dwellings as permitted uses. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
<b>Proposed Site</b>	<b>R-4 One Family Residential</b>	<b>Vacant</b>	<b>Regional Employment Center</b>
North	R-4 One Family Residential	Vacant	Regional Employment Center
South	R-4 One Family Residential	Single family homes	Regional Employment Center
East	R-4 One Family Residential	Vacant	Regional Employment Center
West	R-4 One Family Residential	Single family homes/Vacant	Regional Employment Center

3. **Site Layout and Access** (Section 138-5.100-101 and 138-5.200). Refer to the table below as it relates to the area, setback, and building requirements of the R-4 district.

Requirement	Proposed	Staff Comments
<b>Avg. Min. Lot Width</b> 80 ft.	80+ ft.	In compliance
<b>Avg. Min. Lot Area</b> 9,600 sq. ft.	18,000+ sq. ft.	In compliance
<b>Max. Density</b> 3.4 dwelling units/acre=6 units	4 units (2.04 units per acre)	In compliance
<b>Max. Height</b> 2.5 stories/30 ft.	2.5 stories/30 ft.	In compliance
<b>Min. Front Setback</b> 25 ft.	25 ft.	In compliance
<b>Min. Side Setback</b> (each/total) 10 ft./20 ft.	10 ft./20 ft.	In compliance
<b>Min. Rear Setback</b> 35 ft.	35 ft.	In compliance
<b>Min. Floor Area</b> 912 sq. ft.	1,600 sq. ft.	In compliance
<b>Max. Lot Coverage</b> 30%	30%	In compliance

4. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that pertain to natural features protection.
- Environmental Impact Statement (EIS)** (Section 138-2.204.G). An EIS meeting ordinance requirements has been submitted.
  - Natural Features Setback** (Section 138-9 Chapter 1). The site does not contain any required natural features setbacks.
  - Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
  - Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is not subject to the City's tree conservation ordinance as the site was subdivided prior to the enactment of the tree preservation ordinance. Despite the non-application of the trees conservation ordinance, the City continues to stress the importance of tree preservation and challenges the applicant to preserve as many trees as possible during construction.
  - Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetlands.
5. **Landscaping** (Section 138-12.100-308 and Section 122-304(7)). Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
<b>Street Trees</b> Min. 1 deciduous per lot = 4 deciduous	None	The city shall plant street trees in the ROW after construction of the project is complete, the applicant shall pay \$200 per lot to account for this planting

6. **Architectural Design** (Architectural Design Standards). Proposed building elevations have been submitted that meet the intent of the Architectural Design Standards; however individual homes will be reviewed under a separate permit issued by the Building Department.
7. **Entranceway Landscaping and Signs.** (Section 138-12.306 and Chapter 134). Entryway signage and landscaping is not indicated on the plans. If such treatments are proposed, a note should be added to the plans that states that all signs must meet the requirements of Section 138-12.306 and Chapter 134 of the City Code of Ordinances and be approved under separate permits issued by the Building Department.