



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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[www.rochesterhills.org](http://www.rochesterhills.org)

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Legislative File No: 2016-0124 V4

**TO:** Mayor and City Council Members

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

**DATE:** October 14, 2016

**SUBJECT:** Request for Final One-Family Site Condominium Plan Approval for Devondale Site Condominiums, City File No. 15-017, Paul Esposito, Applicant

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**REQUEST:**

Approval of the Final Site Condominium Plan for Devondale Site Condominiums, a four-unit, single-family site condo development on one vacant parcel totaling 1.96 acres, located on the east side of Devondale, south of Austin Ave. (north of Auburn). The site is zoned R-4 One Family Residential and each proposed unit is approximately one-half acre.

**BACKGROUND:**

The site is surrounded by R-4 residential zoning and the surrounding areas are developed with homes. The applicant is using the site condo process because additional lot splits are not permitted on the platted property. It is a two step process including Preliminary and Final review and approval by City Council after a recommendation by the Planning Commission. The preliminary plan depicted existing site conditions, proposed use, layout of streets and lots, location of site improvements, buildings, utilities and open space. Elevations and floor plans are included. The City Council approved the Preliminary Site Condominium Plan on May 2, 2016.

The development proposes a density of 2.04 units per acre, which is below the R-4 zoning requirements which permit a density up to 3.5 units per acre. All homes front onto Devondale Rd., and are proposed from 2,100 to 2,700 square feet. Because the land is platted, the Tree Conservation Ordinance does not apply to this development. The applicants have stated that they would save as many of the trees as possible "because trees are an asset to homes." There are no wetlands, natural features setbacks or steep slopes on the property.

The Planning Commission recommended approval of the Final Site Condominium Plan on October 18, 2016, with minor conditions in the attached resolution. The minutes from that meeting are included. The applicable departments have reviewed the plan and recommend approval. The plans are technically compliant, and staff recommends approval. The City Attorney, has approved the Master Deed and By-laws.

**RECOMMENDATION:**

Finding that the proposed final site plan meets the criteria and objectives of the zoning ordinance and the recommended Preliminary Site Condominium Plan, the Planning Commission recommends approval of the Final Site Condominium plan for Devondale Site Condos, City File No. 15-017, subject to the findings and conditions noted in the attached resolution.

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

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