



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2007-0190 V8

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: January 12, 2018

SUBJECT: Request for Final One-Family Site Condominium Plan Approval for Commons South, a proposed 12-unit development, Vaqar Siddiqui, Applicant

REQUEST:

Approval of the Final Site Condominium Plan for Commons South, a proposed 12-unit, single-family site condo development on approximately four acres, located on the north side of Shortridge, east of Livernois. The site is zoned R-4 One Family Residential. It will be accessed from Hazelton or Shortridge to an internal street called Donaldson.

BACKGROUND:

The site is surrounded by residential zoning with homes and is master planned residential. The minimum lot requirement in R-4 is 9,600 s.f. The applicant is using lot size averaging, and lot areas range from 8,646 sq. ft. to 12,595 s.f., resulting in an overall density of 2.4 units per acre, which is less than the 3.4 units per acre permitted. Storm drainage will be detained in an onsite detention pond in the southeast corner of the development, and there will be a passive park in the northeast corner. The plans have received a conditional recommendation of approval or approval from all appropriate City departments. The Tree Conservation Ordinance does not apply to this development, but the applicant is planning to preserve 35% of the trees, and there will be a tree preservation easement along the entire eastern property line to preserve the existing buffer in this area. In accordance with conditions of approval and prior to approval of the Preliminary Site Condo, the applicant met with the neighbors regarding the screening for their homes and has provided a more extensive buffer on the north property line. The Master Deed and By-Laws have been approved by the City attorney but will require the tree preservation language to be added.

The City Council approved the Preliminary Site Plan on December 14, 2015, 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 December 19, 2017 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 Commons South, City File No. 05-011.2, consisting of 12-units on Parcel Nos. 15-34-301-016 and -017, located on the north side of Shortridge, east of Livernois.

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

i:\pla\development reviews\2000s\2005\05-011.2 commons south 2014 restart\cc meetings\agenda summary fscp.docx