



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2018-0034 V2

TO: Mayor and City Council Members

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

DATE: March 2, 2018

SUBJECT: Request for Preliminary One-Family Site Condominium Plan Approval for Woodland Crossing Site Condominiums, City File No. 17-035, MJC Woodland Crossing, LLC, Applicant

REQUEST:

Approval of the Preliminary Site Condominium Plan for Woodland Crossing, a 15-unit, single-family site condo development on approximately five acres, located on the north side of Auburn, east of John R. The site is zoned R-4 One Family Residential.

BACKGROUND:

The site is surrounded by R-4 residential zoning on the east, west and north sides and developed with homes except immediately to the east on Auburn where Fire Station No. 2 is located. There is R-3 zoning to the south across Auburn developed with homes.

The development is using the lot size averaging option, with lot widths ranging from 72 to 75.95 feet and areas ranging from 10,058 sq. ft. to 10,502 sq. ft. The development proposes a density of 3.2 units per acre; less than 3.4 units per acre permitted. Storm drainage will be detained onsite with a detention pond at the southeast end of the development. The site will be accessed from Auburn and end in a T-Turnaround (lot 8 will be used for this if and until there is future development to the north and the internal street is connected).

The plans have received a conditional recommendation of approval from the City's Engineering Department subject to several conditions, which will not impact the site layout and which may be handled during construction plan review and approval. Because the land is unplatted, the Tree Conservation Ordinance applies to this development. The applicant is proposing to preserve 37.5% of the trees and remove 134.

The applicant contacted the neighbors immediately adjacent to the subject site, and three of them called to discuss the project. Please see the attached correspondence to the neighbors.

The Planning Commission recommended approval of the Preliminary Site Condominium Plan with conditions in the attached Resolution and granted a Tree Removal Permit on February 20, 2018. The minutes from that meeting are included.

The applicable departments and outside agencies have reviewed the plan and recommend approval. The plans are technically compliant, and staff recommends approval. Should the City Council approve the Preliminary Site Condominium Plan then the applicant would proceed with preparing the

Engineering Construction documents, obtaining all outside agency approvals and permits and preparing the Master Deed and By-laws. Once completed and approved the matter will again be presented to the Planning Commission and City Council for Final approval.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Preliminary Site Condominium Plan for Woodland Crossing, City File No. 17-035, consisting of 15 units on five acres located on the north side of Auburn, east of John R.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

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