



**City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS**

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**Legislative File No: 2007-0325 V3**

**TO:** Mayor and City Council Members

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

**DATE:** June 11, 2007

**SUBJECT:** Final Site Condominium Plan – City File No. 05-031 – Legacy Site Condominiums, an 11-unit development on five acres on Hamlin, east of Livernois, zoned R-3.

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**REQUEST:**

Approval of the Final Site Condominium Plan for Legacy Site Condominiums, an 11-unit single-family development on five acres on Hamlin, east of Livernois.

**BACKGROUND:**

The applicant received Preliminary Site Condominium Plan approval from City Council on May 3, 2006 and there have been no changes with the Final Plan, except for the addition of a park area where a detention pond had been previously proposed. The applicants appeared before the Planning Commission on May 15, 2007 for Final Recommendation, but after questions arose regarding a passing lane on Hamlin, the meeting was postponed so the City's Transportation Engineer could be present at the next meeting to discuss this issue.

The Commission wanted clarification as to why a passing lane was not required on the plans, and Mr. Shumejko discussed the City's plan to widen Hamlin Road, the function of the roundabout proposed for Hamlin and Livernois, and that warrants were not met for the Legacy development. The Commission then approved the Final Plan unanimously on June 5<sup>th</sup> with three minor conditions included in the Resolution.

All applicable City departments have reviewed the plans and supplemental documentation and recommend approval of the Final Site Condominium Plan. The City's Landscape Architect approved the Landscape Plan and the City Attorney's office has reviewed the Master Deed and Bylaws.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of the Final Site Condominium Plan for Legacy Site Condominiums (City File 05-031), 11 units on five acres on Hamlin, east of Livernois.

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**RESOLUTION**

**NEXT AGENDA ITEM**

**RETURN TO AGENDA**

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<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>Department Review</b>		
<b>Department Director</b>		
<b>Mayor</b>		
<b>City Council Liaison</b>		

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