



**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: 2006-0764 V2

TO: Mayor and City Council Members

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

DATE: June 26, 2007

SUBJECT: Preliminary Site Condominium Plan – City File No. 06-012 – Lorna on the Green, a proposed 45-unit site condo development on 19 acres located on South Boulevard, west of Crooks.

REQUEST:

Approval of the Preliminary Site Condominium Plan for Lorna on the Green, a 45-unit, single-family site condo development on approximately 19.2 acres of land, located on South Boulevard, between Crooks and Adams. The proposed site abuts the Pine Trace Golf Course on the west and north and Walnut Brook Estates on the east. Across South Boulevard, in Troy, there are homes in a residential zoning.

BACKGROUND:

In addition to the lots proposed, the northern and western portions of the site have designated wetlands totaling 2.5 acres regulated by the DEQ and the City. There will be 3.6 acres of private open space, including the wetland and a detention pond/fishing area. The site proposes a U-shaped road and small cul-de-sac, with two entrances from South Boulevard. Along the rear of homes on the east and west sides of the property, the applicant proposes a rain garden/infiltration trench for surface drainage and water quality control. The Planning Commission granted Natural Features Setback Modifications for the construction of the rain garden on several lots, and for construction of a storm water energy dissipater to the north side of the detention pond.

The Planning Commission recommended approval of the Preliminary Site Condominium Plan, and granted the Natural Features Setback Modifications, on June 5, 2007. As a condition of approval, the applicant was asked to reduce the number of units from 48 to 45, to keep more trees along South Boulevard at the entrance to the development. Since the land was platted prior to the Tree Conservation Ordinance, the Ordinance does not apply to the development; however, the applicant is providing 90 replacement trees, and has stated that he would save many trees on the perimeter of the development. The applicant is utilizing the lot size variations option permitted by Section 138-1112 of the City's Zoning Ordinance. Each unit must be at least 8,640 square feet in area; the average lot size proposed of 11,056 exceeds the minimum requirement for the R-4 district (9,600 sf).

All applicable departments and outside agencies have reviewed the Plan and recommend approval with conditions, as listed in the enclosed Resolution.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Preliminary Site Condominium Plan for Lorna on the Green, City File No. 06-012, consisting of 45-units on Parcel Nos. 15-32-300-007, -008, -009 and -010.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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