



Department of Planning and Economic Development
Staff Report to the Planning Commission

June 1, 2012

Grace Oaks Final Plan Recommendation	
REQUESTS	Recommendation for Approval of a One-Family Residential Detached Condominium Final Plan (aka Site Condo Plan)
APPLICANT	Joseph Lombardo 3377 Hazelton Ave. Rochester Hills, MI 48307-4922
AGENT	Joseph Lombardo
LOCATION	Hazelton Ave., Between Livernois and Rochester Rd.
FILE NO.	02-009
PARCEL NO.	15-34-101-039
ZONING	R-4, One-Family Residential
STAFF	Ed Anzek, AICP, Director

Summary

The subject site contains approximately 1.1 acres in area and is located on Hazelton Ave. between Livernois and Grand Park. The applicant is requesting a two-unit, one-family residential detached condominium development. The site is currently developed with a single-family residence on proposed Unit 1 and the submitted plan indicates that it shall remain. The second unit is to the east and both units front on Hazelton.

The subject site is located in an R-4, One Family Residential district. One Family detached dwellings are permitted by right in this district per the City's Zoning Ordinance. Surrounding zoning includes R-4 on all sides.

The Preliminary Site Condo Plan and a Sidewalk Waiver for Grace Oaks were approved by City Council on September 29, 2006. The Final Plan was initially submitted by the applicant in September 2007, and was approved by most departments. Details have been continuously worked on between Mr. Lombardo and the Engineering Department (water and sewer). Because of the project remaining active there was no need for an extension since 2007. The final revised plans with most Engineering issues resolved were submitted in January 2012.

The one-family residential detached condominium procedure must be used as the land has been previously platted and the use of Lot Splits has been previously exhausted.

Planning

Staff recommends that the Planning Commission recommend Final Approval of the one-family residential detached condominium plan.

The Master Deed and exhibits have been approved by Mr. Staran and Engineering. The unit layout is in accordance with all size requirements of R-4 Zoning.

Trees/Landscaping

The Tree Conservation does not apply to the site, however the applicant has stated that every effort will be made to save existing trees. Most of the trees on both Units are within the limits of the Natural Features Setback Area and the wetland.

DPS/Engineering

DPS/Engineering has approved the associated infrastructure required for the development. In fact, Construction documents were approved in 2006 by Engineering.

Wetland Use Permit/Natural Features Setback Modification

An MDEQ regulated wetland exists on the site and the applicant was granted a permit to re-route a wetland swale for run-off from the MDEQ on October 25, 2002. This was for an area across Unit 1. There is no intrusion into unit 2 to make the unit buildable. The natural features setback and wetland boundaries have been identified on unit 2. A review of the site showed that the floodplain does not continue onto the site.

The Preliminary Approval was conditioned on the placement of a landscape timber wall along the Natural Features Setback. This work has been completed and field verified.

As part of the technical review for this project, all applicable City departments have reviewed the plans and supplemental documentation. All review comments are contained within the enclosed information. Since the reviewers have recommended approval or had no comments relative to the submittal, Staff recommends approval of the following motion relative to City File No. 02-009.

Reference: Final Preliminary Plans dated received by the Planning Department 01-06-12: Final Site Condo Plan, Sheet 1; Topographic Survey, Sheet 2, prepared by Fenn & Associates, Inc.
Attachments: Public Services Department memo dated 03-2-12

Final Site Condo Plan Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. 02-009 (Grace Oaks Site Condominiums), the Planning Commission **recommends** that City Council **approves** the **Final Site Condominium Plan**, based on plans dated received by the Department of Planning and Development on January 6, 2012, with the following findings and subject to the following conditions.

Findings:

1. Upon compliance with the following conditions, the Final Plan meets all applicable requirements of the Zoning Ordinance and One-Family Residential Detached Condominiums Ordinance.
2. Adequate utilities are available to properly service the proposed development.
3. The Final Plan represents an acceptable comprehensive development that is harmonious with the surrounding development.

4. The Final Plan represents a reasonable lot orientation.
5. The development should have no substantially harmful effects on the environment.
6. The Final Plan is in conformance with the Preliminary Plan approved by City Council on September 29, 2006.

Conditions:

1. Provide a Notice of Wetland/Floodplain Designation in recordable format after City Council approval and prior to Plans being stamped "Approved" in accordance with Ordinance 469: One-family Residential Detached Condominium; Sec. 122-368 (d).
2. Eliminate Note #3 that references the need for a sidewalk waiver. The note is part of 3 notes placed near the bottom center of sheet 1. The City Council had already granted that with the Preliminary Plan approval in 2006.