



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
248.656.4630  
[www.rochesterhills.org](http://www.rochesterhills.org)

Legislative File No: 2007-0775 V2

**TO:** Mayor and City Council Members  
**FROM:** Ed Anzek, Director of Planning and Economic Development, ext. 2572  
**DATE:** June 8, 2012  
**SUBJECT:** Final Site Condominium Plan – Request for Approval of Grace Oaks, a proposed two-unit development north of Hazelton, east of Livernois.

**REQUEST:**

Approval of the Final Site Condominium Plan for Grace Oaks, a two-unit development on 1.1 acres located on the north side of Hazelton, east of Livernois, zoned R-4, One Family Residential.

**BACKGROUND:**

The subject area along Hazelton is an older, platted subdivision dating back to 1939, and the ability of using a “Lot Split” procedure is not available to the applicant. The means to divide a Platted parcel is a Single Family Site Condominium Plan process. The City Council approved the Preliminary Plan and a Sidewalk Waiver in September 2006, and the applicant has been working steadily since with Engineering on the infrastructure and Master Deed development. All issues have been resolved. The Planning Commission unanimously recommended approval of the Final Site Condo Plan on June 5, 2012 with two conditions included in the attached Resolution.

The Tree Conservation Ordinance does not apply to the site, but the applicant has pledged to save as many trees as possible. The northern portion of the site is in a regulated wetland and all appropriate delineations have been made, The wetland “ditch” and natural features area are identified on the plan, and the applicant has marked the natural features setback with a low timber wall.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of the Final Site Condominium Plan for Grace Oaks, a proposed two-unit development on Hazelton (City File No. 02-009).

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