



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

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**Legislative File No: 2006-0035**

**TO:** Mayor and City Council Members

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

**DATE:** February 1, 2006

**SUBJECT:** Preliminary Site Condominium Plan – City File No. 05-011 - The Commons South, a proposed 12-unit site condo development located off Shortridge, east of Livernois.

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**REQUEST:**

The request is for approval of the Preliminary Site Condominium Plan for The Commons South, a proposed 12-unit development on 3.9 acres, located east of Livernois, north off Shortridge, zoned R-4, One Family Residential. The proposed condos are located southeast of the recently approved Hickory Ridge Condominiums and west of Shortridge Estates.

**BACKGROUND:**

The applicant is utilizing the lot size variations option permitted by Section 138-1112 of the Ordinance, and in addition to the noted units, proposes .14 acre of open space and a .26-acre detention pond. The units face the internal street (Donaldson), which will connect to Donaldson to the south and to the north at the Hickory Ridge Development. The site is not governed by the Tree Conservation Ordinance, but the applicant proposes to save 35% of the trees, and has agreed to plant additional trees to buffer the detention pond. There are no regulated wetlands or natural features setback impacts.

The Planning Commission recommended approval of the Preliminary Plan at the January 10, 2006 meeting with two conditions. It was requested that the house on the northwest corner of Donaldson and Shortridge face Shortridge and that a pocket park be added in the open space at the north end of the site. Those conditions are included in the attached resolution. Please refer to Planning Commission Minutes for further detail.

The applicant is requesting relief from the sidewalk requirement along the front of unit 12 on Shortridge Ave., to be in keeping with the rest of the developments in the area. That will be discussed prior to final approval. The Preliminary Plan has been reviewed by all applicable Staff and has been recommended for approval. Any conditions of approval have been added to the enclosed resolution.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of the Preliminary Site Condominium Plan for The Commons South, City File No. 05-011, a 12-unit development on Parcels No. 15-34-301-005 and 15-34-326-001.

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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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