

City of Rochester Hills
Department of Planning and Development

STAFF REPORT TO THE PLANNING COMMISSION
January 12, 2006

| Pine Woods Site Condominiums | |
|-------------------------------------|---|
| APPLICANT | L & R Homes 2490 Walton Blvd., #203 Rochester Hills, MI 48309 |
| AGENT | Lorenzo Randazzo |
| LOCATION | South of Auburn, West of M-59 |
| PARCEL NOS. | 15-34-101-012 & -013 |
| FILE NO. | 05-005 |
| ZONING | R-4 (One Family Residential) District |
| STAFF | Derek Delacourt, Planning and Development |
| REQUESTS | Preliminary Site Condominium Plan Recommendation Cul-de-Sac Waiver |

SUMMARY

The above referenced project involves a twenty-nine unit, single-family site condominium development utilizing the lot averaging option on 9.5± acres. The proposed site is located south of Auburn and west of Hazelwood Hills Site Condos. The applicant proposes units on either side of a road that would connect to the north stub of Grand Park in the Hazelwood development and have a temporary cul-de-sac at the south end. This could potentially be replaced with an elbow turn and access to Livernois in the future. The applicant has provided the ROW for a full 60-foot stub to the underdeveloped property to the west.

The original design submitted and reviewed for the proposed site included a connection to Auburn Road. However, after discussions with MDOT and the City Engineers it was determined that this connection was undesirable based on safety and traffic concerns.

Staff, the applicant and members of the Hazelwood Association meet on two occasions and had several conversations regarding a connection to Grand Park from the south end of the proposed Raffler Drive. The City Traffic Engineers identified the only acceptable connection to the existing street. The proposed connection would require the approval of both the Association and

an individual owner within the subdivision. At this time there has not been any agreement between the developer and the association as to how that connection could be made.

Based on the current circumstances, the proposed street layout is considered the most reasonable for the development of the subject site and to allow for future connections to the west. If, prior to submittal of the Final Site Condominium Plans, a connection to Grand Park becomes possible, the plan could be modified for review and approval by the Commission.

Specific action requested for consideration by the Planning Commission is a preliminary site condominium plan recommendation to City Council and cul-de-sac waiver approval.

Tree Conservation

The site is not governed by the Tree Conservation Ordinance. However, the applicant is proposing to save 25% of the regulated trees on site. The submitted plans indicate the location of tree protection fencing on site and the Landscape Architect has reviewed the plans and recommends approval.

Wetlands and Natural Features Setback

There are no regulated wetlands on the subject site.

PRELIMINARY PLAN

As part of the technical review for this project, the plans have been reviewed by all applicable City departments and consultants (please refer to attached for full review comments).

The applicant is utilizing the lot size variations option permitted by Section 138-1112 of the City's Zoning Ordinance. This option allows lots to have an area and width not greater than 10 percent below that required by the R-4 zoning district. Each lot must be at least 8,640 square feet in area and have a width at the minimum front setback of at least 72 feet for internal lots and 92 feet for corner lots. All proposed lots meet or exceed these minimum requirements, and the average lot area within the development is 10,897 square feet.

Landscape and Planning Comments

The City's Landscape Architect recommends approval with one condition that has been included in the first preprinted motion. There is a condition recommending landscaping to buffer the proposed house from the detention pond.

Cul-de Sac Waiver

The applicant is requesting a temporary cul-de-sac waiver of 600 feet for a total length of 1,200 feet from the subject sites' property line. The long cul-de-sac is proposed only until such time as

the parcels to the west and south of the site are developed. A 60-foot right-of-way to the west has been provided to allow a potential future connection to Livernois Road. The City's Fire, Engineering Services, and Planning Consultant have all reviewed the waiver request and identified no safety or design concerns related to the request. There is a motion relative to this recommendation.

Compliance Criteria

According to Section 122-367(b) of the City's One-Family Residential Detached Condominiums Ordinance, approval of a preliminary site condominium plan needs to be based upon compliance with the following:

1. Applicable sections and regulations of this Code
2. Availability and adequacy of utilities
3. An acceptable comprehensive development plan
4. A reasonable street and lot layout and orientation
5. An environmental plan showing no substantially harmful effects

RECOMMENDATION

Based on the review comments and information included in this report or contained within the attached, staff recommends approval of the following motion relative to City File No. 05-005 (Pine Woods Site Condominiums).

MOTION by _____, seconded by _____, in the matter of City File No. 05-005 (Pine Woods Site Coindomiums), the Planning Commission **recommends** City Council **approve the preliminary site condominium plan**, based on plans dated received by the Department of Planning and Development on January 23, 2006, with the following findings and subject to the following conditions.

Findings:

1. Upon compliance with the following conditions, the preliminary 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 preliminary plan represents an acceptable comprehensive development plan.
4. The preliminary plan represents a reasonable street layout and lot orientation.
5. The Environmental Impact Statement shows that this development will have no substantially harmful effects on the environment.

Conditions:

1. Indicate proposed lighting, including street lighting, or note there will be none.
2. Add note to the plan that all proposed signage will conform to the City's Sign Ordinance and that a sign permit will be required prior to installation.
3. That the applicant incorporate a 15-foot landscape strip along Auburn Road to buffer the homes on the north end of the development, as approved by the City's Landscape Architect prior to final site condominium approval.
4. Correct Sheet 7 of 7 to show revisions as outlined in memo from the City's Landscape Architect dated November 15, 2005.
5. Tree Protective Fencing must be installed, inspected and approved by the City's Landscape Architect prior to issuance of a Land Improvement Permit.

MOTION by _____, seconded by _____, in the matter of City File No. 05-005 (Pine Woods Site Condominiums), the Planning Commission **Approves** a **Temporary Cul-de-sac Waiver**, based on plans dated received by the Planning Department on January 23, 2006 with the following findings and conditions.

Findings:

1. The cul-de-sac waiver will only be required until such time as the parcels to the west and south of the subject site are developed.
2. The proposed cul-de-sac length and lot layout have been reviewed and recommended for approval by both the City's Engineering Service and Fire Departments.
3. The proposed street design incorporates a temporary cul-de-sac bulb that meets City's Standards allowing for easier movement of fire vehicles.

Conditions:

1. Provide performance guarantees to ensure the future development of the road, including removal of the cul-de-sac, as approved by Staff prior to construction plan approval.

Reference: Plans dated received by the Department of Planning and Development on January 23, 2006
(Sheets 1 thru 7 prepared by MCS Associates, Inc.).

Attachments: McKenna Associates, Inc. letter dated 11/10/05; HRC letter dated 11/07/05; ASTI letter dated 02/03/05; Fire Department memo dated 08/18/05; Planning and Development memo dated 11/15/05; Public Services memo dated 11/10/05; Assessing Department memo dated 02/16/05; Building Department memo dated 8/18/05; Parks and Forestry memo dated 08/23/05; Oakland County Drain Commissioner letter dated 01/26/05; Environmental Impact Statement dated received 01/18/05, Planning Commission Minutes dated 09/06/05.
