



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

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Legislative File No: 2006-0229 V2

TO: Mayor and City Council Members

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

DATE: April 24, 2006

SUBJECT: Preliminary Site Condominium Plan – City File No. 05-031 – The Legacy Site Condominiums, an 11-unit development on 4.4 acres, located north off of Hamlin, east of Livernois.

REQUEST:

The request is for approval of the Preliminary Site Condominium Plan for The Legacy Site Condominiums, an 11-unit single-family development on approximately five acres of land located east of Livernois and north of Hamlin. The site is zoned R-3, One-Family Residential, and is surrounded by R-3 zoning to the east, west and south and R-4 zoning to the north. To the west is a church and to the east is a small subdivision on 2.66 acres with a cul-de-sac. The proposed site will be accessed from Hamlin and all units will front on the internal street. The church has plans to expand; therefore, a cul-de-sac was recommended rather than to add a stub to the internal street that would not be extended. In addition, there will be approximately .5 acre of open space, which includes two basins for storm water detention. There are no wetlands or natural features impacts.

SUMMARY:

The applicant is proposing to preserve 38.8% of the trees on site, above what is required by the Tree Conservation Ordinance. The City's Landscape Architect recommends approval of the plan with several conditions, which are included in the resolution for consideration. The proposed development complies with the density requirement for the R-3 zoning district, as shown utilizing the lot size variations option permitted by Section 138-1112 of the City's Zoning Ordinance. Each unit must be at least 10,800 square feet and have a width at the minimum front setback of at least 81 feet for internal lots and 101 feet for corner lots. All proposed units meet or exceed these requirements, with an average unit size of 12,973 square feet and 2.2 units per acre of density (2.9 units per acre is permitted by lot size averaging in this district).

At the April 4, 2006 meeting, the Planning Commission unanimously recommended approval of the Preliminary Site Condominium Plan and also granted a Tree Removal Permit. The addition of a passing lane on Hamlin Road was discussed, and whether or not to include it in the plan will be verified by Engineering Staff prior to Final Plan approval. Further, the Preliminary Site Condominium Plan has been reviewed by all applicable Staff and has been recommended for approval.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Preliminary Site Condominium Plan for The Legacy Site Condominiums, City File No. 05-031, consisting of 11 units on Parcel No. 15-22-351-004.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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

Document2