



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

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Legislative File No: 2006-0406 V2

TO: Mayor and City Council Members

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

DATE: August 21, 2006

SUBJECT: Preliminary Site Condominium Plan – Request for Approval of Grace Oaks, a proposed two-unit development north of Hazelton, east of Livernois.

REQUEST:

Approval of the Preliminary 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 practice of splitting lots is not available to the applicant. Owners wishing to do so must go through a Preliminary Site Condominium Plan process, through engineering documentation, and then through a Final Site Condominium Plan process - which includes providing a Master Deed and By-Laws - in order to split one parcel into two. After the plans were reviewed by all applicable departments for technical compliance and recommended for approval, the applicant went through the first portion of the process with the Planning Commission on June 6, 2006. The Commission recommended approval of the Preliminary Site Condominium Plan and a Sidewalk Waiver, and resolutions with conditions of approval have been included.

The Tree Conservation does not apply to the site, but the applicant has pledged to save as many trees as possible. There was an issue regarding the wetland to the rear of the site, and the applicant received an MDEQ Permit to reroute a wetland swale for run-off, and revised the floodplain calculations to the satisfaction of the City's Wetland Consultant. The wetland "ditch" and natural features area are identified on the plan. The Planning Commission added one condition of approval prior to Final Plan approval that included the marking of the natural features setback. The Planning Commission conditioned a boulder wall be built along the Natural Features setback. Subsequent to that meeting, the applicant requested to use an alternative means due to the excessive cost of the boulder wall. The matter was brought to the Planning Commission as a discussion item on August 1, 2006, and the Commissioners concurred that a short wall built of landscape timbers and anchored to the ground would suffice.

At the Planning Commission's concurrence, because there are no sidewalks along Hazelton, the applicant is requesting a Sidewalk Waiver. Similar Waivers have been granted along Hazelton in the last few years. If approved, it would be a recordable document that obligates the homeowner to pay for a sidewalk in the future, if the City requires one.

RECOMMENDATION:

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

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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