



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

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Legislative File No: 2006-0729 V2

TO: Mayor and City Council Members

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

DATE: November 10, 2006

SUBJECT: Preliminary Site Condominium Plan Request for Little Winkler Estates (City File No. 05-042), a proposed 10-unit development on 7.3 acres located west of Dequindre and south of Carter.

REQUEST:

Approval of the Preliminary Site Condominium Plan for Little Winkler Estates, a proposed ten-unit development on a cul-de-sac on 7.3 acres, located west of Dequindre and south of Winkler Mill Estates near the northeastern border of the City.

BACKGROUND:

At its October 17, 2006 meeting, the Planning Commission recommended approval of the Preliminary Site Condominium Plan and granted a Tree Removal Permit for the subject development. Several residents spoke about the importance of the trees and the applicants emphasized that they would save as many as possible, and agreed to move the building envelope of unit five to save a major stand. There is a small wetland that is not regulated by the City or State at the southwest corner, and a small, unregulated pond that will be filled. A detention pond at the southeast corner of the site will handle applicable on and off-site drainage.

The applicant is utilizing lot size variations, which require a minimum of 18,000 square feet per unit; the applicant proposes an average lot size of 22,481 square feet. The cul-de-sac will be a dedicated public road and therefore maintained by the City. Two homes to the west of the development will also use this access to Dequindre. An eight-foot pathway will be constructed along the applicant's property on Dequindre, and no additional off-site improvements were required by the Oakland County Road Commission. Please refer to the attached Staff Report and Planning Commission Minutes, dated October 17, 2006, for further information regarding the discussion items.

The Preliminary Site Condominium Plan has been reviewed by all applicable Staff and has been recommended for approval. Any conditions of approval have been included in the enclosed resolution.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Preliminary Site Condominium Plan for Little Winkler Estates, City File No. 05-042, a ten-unit development located west of Dequindre, south of Carter.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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

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