



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

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Legislative File No: 2006-0883 V2

TO: Mayor and City Council Members

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

DATE: January 16, 2007

SUBJECT: Final Site Condominium Plan Approval Request – Hickory Ridge Site Condominiums (City File No. 05-006), a 50-unit development on 24 acres located east of Livernois, south of Hazelton.

REQUEST:

Approval of the Final Site Condominium Plan for Hickory Ridge Site Condominiums, a 50-unit single family development on 24 acres east of Livernois, south of Hazelton.

BACKGROUND:

The applicant received Preliminary Site Condominium Plan approval from City Council on May 17, 2006. There have been no changes to the Final Plan and there remains a preserved wetland area and design to maintain the natural features setback areas as undisturbed. The areas will be marked with boulder walls, as shown on the plans, and language has been added to the By-Laws in that regard. The applicant is also requesting a Sidewalk Waiver from Council for one unit on Shortridge, in keeping with the character of the neighborhood along Shortridge. Please refer to file 2006-0953.

The applicant received unanimous recommendation for the Final Site Condominium Plan from the Planning Commission on December 5, 2006, with four conditions to be addressed prior to issuance of a Land Improvement Permit. Those conditions are included in the resolution.

All applicable City Departments have reviewed the plans and supplemental documentation and recommend approval of the Final Site Condominium Plan. In addition, the City's Landscape Architect recommends approval of the landscape plans.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Final Site Condominium Plan for Hickory Ridge Site Condominiums (City File No. 05-006).

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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

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