



# Department of Planning and Economic Development

Staff Report to the Planning Commission

July 10, 2013

<b>Grace Parc Final Preliminary Plat</b>	
<b>REQUEST</b>	Final Preliminary Plat Recommendation
<b>APPLICANT</b>	Gwen and Patrick Bismack 2742 Powderhorn Rochester Hills, MI 48309
<b>LOCATION</b>	South of M-59 between Livernois and Rochester Roads
<b>FILE NO.</b>	04-011
<b>PARCEL NO.</b>	15-34-402-057 15-34-402-066
<b>ZONING</b>	R-4 One Family Residential
<b>STAFF</b>	Ed Anzek, AICP, Director of Planning and Economic Development Jim Breuckman, AICP, Manager of Planning

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## **Background**

The proposed development consists of 14 lots on 5.621 acres located in Section 34, south of M-59 between Shortridge and Hazelton. The site and all surrounding land is zoned R-4 One Family Residential. The proposed subdivision would extend McComb Street to connect to a newly proposed Verona Drive which stubs out to the west property line and ends in a cul-de-sac near the south end of the site.

The Planning Commission recommended tentative preliminary plat approval and granted tree removal permit approval at the March 15, 2005 meeting, and City Council approved the tentative preliminary plat on April 20, 2005, all subject to conditions of approval. City Staff approved the revised tentative preliminary plat on July 14, 2006. The Plat has received yearly extensions from 2006 until 2012. It did not receive an extension this year because the applicant has been actively working towards completion of the final preliminary plat.

The plat is designed using the lot variation option permitted by Section 138-5.200 of the Zoning Ordinance. The option allows lots to have an area and width not greater than 10 percent below that required in the R-4 district so long as the average lot area and width across all lots within the development meets or exceeds the requirements for the R-4 district. Under the lot size variation option, the minimum lot area in the R-4 district is 8,640 square feet and the minimum lot width is 72 feet. All lots comply with these minimums, and the average lot area and width comply with the requirements within the R-4 district. Finally, the net density is 2.49 units/acre, which is well below the maximum 3.9 permitted in the R-4 district under the lot variation option.

## Changes from Tentative Preliminary Plat

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The proposed final preliminary plat has changed from the approved tentative preliminary plat to accommodate the increased stormwater management requirements enacted subsequent to the approval of the tentative preliminary plat. Two lots have been eliminated and replaced with a stormwater pond, and the house at 350 Grace Street which was formerly part of the plat is no longer included. The changes represent a decrease of intensity, and as such do not require re-approval of the tentative preliminary plat.

The proposed changes do not impact tree preservation or removal, and so a revised tree removal permit is not required.

The proposed changes do impact the layout of the development, and so a new landscape plan must be approved. Please refer to our landscaping comments below.

## Review Considerations

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### 1. Landscaping.

- a. Revise note 7 on Sheet 1 to state that "A minimum of one street tree will be planted per lot in accordance with City of Rochester Hills regulations."
- b. Provide a cost estimate on the landscape plans for all proposed trees.
- c. A "Type A" landscape buffer must be provided around the perimeter of the detention pond. Refer to Section 138-12.300 for buffer planting requirements.
- d. Please provide deciduous canopy trees along the south side of the detention pond to help soften the appearance of the pond from Grace Avenue. These trees should be planted 35 feet on center on average.

2. **Tree Removal and Preservation.** Please show locations for tree preservation easements where trees are to be preserved within the boundary of lots, with easements to be recorded with the County Register of Deeds prior to the issuance of a land improvement permit for the subdivision.

3. **Department Review Comments.** The Fire, Building, and Engineering (including surveying) departments' review letters each have comments which must be addressed prior to final staff approval of the final preliminary plat. Any recommendation of approval should be made subject to successfully addressing those comments.

## Summary

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable city departments. The proposed street and lot layout are compliant with the approved tentative preliminary plat, so staff offers the following motion to recommend approval of the proposed final preliminary plat to City Council, subject to conditions.

## Final Preliminary Plat Recommendation Motion

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 04-011 (Grace Parc Subdivision), the Planning Commission **recommends approval** of the **Final Preliminary Plat**, based on plans dated received by the Planning Department on May 16, 2013 with the following findings and subject to the following conditions.

### Findings

1. The final preliminary plat is consistent with the street and lot layout of the previously approved tentative preliminary plat.
2. The final preliminary plat conforms or can reasonably be made to conform to all applicable City ordinances, standards, regulations, and requirements once all review comments in or referenced by this letter are addressed.

### Conditions

1. Address landscaping and tree removal comments from this letter.
2. Submit tree preservation easements for City Attorney review and approval, and record such easements with the County Register of Deeds prior to issuance of a land improvement permit.
3. Address Fire review comments dated May 20, 2013; Building comments dated May 29, 2013; Survey comments dated June 7, 2013, and Engineering comments dated June 4, 2013.
4. Provide cash bond in an amount to be determined once the cost estimate for all proposed landscaping is provided on the plans.
5. Payment by the applicant of \$2,800, as adjusted if necessary by Staff, for one street tree per lot. Such payment to be provided prior to issuance of a land improvement permit.

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Reference: Final Preliminary Plat dated received May 16, 2013 – Sheet 1; Grading Plan, Sheet 5; Tree Survey and Removal Plan, Sheet 3; Landscape Plan, Sheet 13; Landscape Notes and Details, Sheet 14, prepared by Fazal Khan & Associates

Attachments: Assessing Dept. memo dated 5/21/13; Building Dept. memo dated 5/29/13; Public Services Memo dated 7/7/13; DPS/Engineering memo dated 6/4/13; Fire Dept memo dated 5/20/13.

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