



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2012-0065

TO: Mayor and City Council Members

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

DATE: March 23, 2012

SUBJECT: Request for a Sidewalk Waiver for Avon Lakes Condominium – a two-unit site condominium development on 1.2 acres located on Mackwood, west of Dequindre

REQUEST:

That City Council grants a Waiver of the sidewalk requirement for Avon Lakes Condominium, a proposed two-unit site condominium development on 1.2 acres located on Mackwood, between John R and Dequindre. The waiver procedure is in accordance with Article III, Subdivisions, Sec. 122-95, Waiver of Sidewalk Requirements of the Land Division Ordinance.

BACKGROUND:

The March 6, 2012 meeting, the Planning Commission unanimously recommended approval of the Preliminary Site Condominium Plan for a two-unit site condo development called Avon Lakes Condominium with findings and two minor conditions. Please see the attached Minutes from that meeting and File No. 2012-0056 regarding the Preliminary Site Condominium Plan.

The applicant is requesting a Waiver for the sidewalk. In accordance with Section 122-95 of the Subdivisions Ordinance, City Council may authorize a Waiver from the requirement that all single-family residential developments provide sidewalks. In determining whether a Waiver shall be granted, City Council shall determine that the development meets either or both of the following factors:

1. The proposed sidewalk would not currently connect with any established non-motorized vehicle-pedestrian pathway or sidewalk, nor would it be likely to connect to any non-motorized vehicle-pedestrian pathway or sidewalk in the future.
2. The proposed sidewalk would not currently connect with any established non-motorized vehicle-pedestrian pathway or sidewalk, and there are identifiable conditions which may present a hazard at the unconnected end of a sidewalk.

There are no existing sidewalks abutting this property along Mackwood. Similar Waivers have been granted for two-unit site condos along other streets in the City in the past few years. An attached aerial (2011) presents the site showing no adjacent sidewalks.

RECOMMENDATION:

That City Council grants a Sidewalk Waiver for Avon Lakes Condominium due to the finding that there are no other sidewalks in the subdivisions on either side to connect.

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

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