



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
248.656.4630  
[www.rochesterhills.org](http://www.rochesterhills.org)

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Legislative File No: 2023-0057 V3

**TO:** Mayor and City Council Members

**FROM:** Chris McLeod, Planning Manager, ext. 2572

**DATE:** May 22, 2023

**SUBJECT:** Request for Preliminary One-Family Site Condominium Plan Approval for South Oaks Site Condominiums, JRMFD2022-0022/PSP2022-0014/PTP2023-0004, Bruce Michael, Applicant

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**REQUEST:**

Approval of the Preliminary One Family Site Condominium Plan for South Oaks Site Condos, a 9 unit, one-family site condominium development on approximately 4.84 acres of land, located on the north side of South Blvd., between Coolidge and Crooks Road. The site is zoned R-4 One Family Residential.

**BACKGROUND:**

The applicant has been working through the administrative site plan review process over the last year and one half. The development consists of 9 single family homes. Several of those homes are intended to be sold to home owners that have Intellectual and Developmental Disabilities (IDD). Each one of these homes will be sold to up to 4 individuals, living together as a "family unit" and each individual will own a portion of the home, including their bedroom and bathroom, but will share common areas within the home such as general living rooms and the kitchen. The remainder of the homes will be sold as more traditional ownership.

The site abuts R-4 One Family Residential zoning to the west and north and those properties include single family homes/development. To the east is zoned RCD One Family Residential Cluster and the property is owned by the Lueders Drainage District. To the south is the City of Troy.

The Planning Commission recommended approval of the Preliminary Site Condominium Plan and the wetland use permit with conditions in the attached Resolution and approved the Tree Removal Permit and Natural Features Setback Modification on May 2, 2023. At the meeting, a number of neighbors and general residents had comments about the number of trees being removed and replanted onsite, the potential for flooding on and as a result of the development of this site, the need and desirability of adding additional homes in this area, and whether the development truly consists of single family residences as proposed. The Planning Commission asked the City Attorney to review the nature of some of the residences being proposed and determined that the residences were single family in nature. The minutes from the meeting are included in the agenda packet.

The plans (with supplemental sheets) have received a recommendation of approval from all City departments with minor comments which will not impact the site layout and which may be handled during construction plan review and approval. Should the City Council approve the Preliminary Site Condominium Plan, the applicant would then proceed with preparing the Engineering Construction documents, submitting the Final Site Condo Plans and obtaining all outside agency approvals and permits. The Master Deed and Exhibit B drawings, due with Final Site Condo review, will need to be

formally submitted. Once completed and approved, the matter will again be presented to the Planning Commission and City Council for Final approval.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of the Preliminary Site Condominium Plan for South Oaks Site Condominium, City File PSP2022-0014, consisting of nine units on 4.84 acres located on the north side of South Blvd., between Coolidge and Crooks Road.

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APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney       Yes       N/A