

**City of Rochester Hills  
Department of Planning and Development**

**STAFF REPORT TO THE PLANNING COMMISSION  
May 25, 2004**

<b>Final Preliminary Plat Manchester Knolls II Subdivision</b>	
<b>APPLICANT</b>	Kay Family Asset Company, L.L.C. 57 Kay Industrial Drive Lake Orion, MI 48361
<b>AGENT</b>	David Duggan
<b>LOCATION</b>	East of Brewster Road, South of Tienken
<b>PARCEL NO.</b>	15-08-251-006
<b>FILE NO.</b>	96-016.2
<b>ZONING</b>	R-1 (One Family Residential)
<b>STAFF</b>	Deborah Millhouse, AICP, Deputy Director
<b>REQUESTS</b>	<b>Final Approval of Preliminary Plat Recommendation</b>

**SUMMARY**

The proposed development consists of 18 lots on 12.84 acres located east of Brewster and south of Tienken Roads. The street layout connects the two stub streets of Manchester Knolls, a 26-lot subdivision previously approved by the City. **The specific action requested for consideration by the Planning Commission is a recommendation to City Council for Final Approval of the Preliminary Plat.**

**BACKGROUND**

The Planning Commission recommended approval on November 19, 2002 and City Council granted tentative approval of the preliminary plat on December 18, 2002 based on five findings. At its November 19, 2002 meeting, the Planning Commission also approved the Tree Removal Permit based on four findings and subject to two conditions.

At the suggestion of the City's Landscape Architect, additional replacement trees were located in the common area behind lots 27, 28, and 29. Since all replacement tree credits are now proposed

to be located on-site, the second condition is no longer applicable. The first has been modified to reflect the cost of additional plantings and is included as a condition the pre-printed motion for final approval contained within this report. Please see attached Planning Commission and City Council minutes for additional information in this regard.

## REVIEW COMMENTS

As part of the technical review for this project, the plans and supplemental documentation have been reviewed by all applicable City departments. It should be noted that the street and lot layout of the proposed final preliminary plat are identical to that of the approved tentative preliminary plat. **Based on the review comments within the enclosed information, staff recommends approval of the following motion relative to City File No. 96-016.2 (Manchester Knolls II Subdivision).**

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Reference:	Preliminary Plat dated received by the Planning Department May 10, 2004 (Sheet Nos. C-1 thru C-5, including C-3A) prepared by Landtech.
Attachments:	Certified List of All Listed Authorities dated 02/27/04; Road Commission for Oakland County letter dated 05/20/03; Oakland County Drain Commissioner letter dated 08/04/03; Department of Environmental Quality Geological and Land Management Division letter dated 03/30/04; Oakland County Health Division memorandum dated 03/04/04; Michigan Department of Transportation letter dated 03/18/04; Oakland County Plat Board letter faxed 03/01/04; Assessing Department memorandum dated 03/23/04; Building Department memorandum dated 03/12/04; Fire Department memorandum dated 03/25/04; Parks & Forestry memorandum dated 03/23/04; Planning Department memorandum dated 05/18/04; Public Services memoranda dated 05/04/04 and 05/14/04; Foisy email dated 03/24/04; City Council Minutes dated 12/18/02; Planning Commission Minutes dated 11/19/02; and, Title Report dated 01/25/02.

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 96-016.2 (Manchester Knolls II Subdivision), the Planning Commission **recommends** to City Council **Final Approval** of the **Preliminary Plat**, based on plans dated received by the Planning Department on May 10, 2004, with the following findings and subject to the following conditions.

### FINDINGS:

1. The preliminary plat is consistent with the street and lot layout of the previously approved tentative preliminary plat.
2. The preliminary plat conforms to all applicable City ordinances, standards, regulations, and requirements.

CONDITIONS:

1. Correction of the Lot Data on Sheet No. C-2 to reflect the minor dimensional modifications, as approved by the City.
2. Sealing and signing of all preliminary plat sheets.
3. Provision of a performance guarantee in the amount of \$7,600.00, as adjusted if necessary by the City, to ensure the proper installation of replacement trees. Such guarantee to be provided by the applicant prior to issuance of a Land Improvement Permit.
4. Payment by the applicant of \$3,600.00, as adjusted if necessary by the City's Forestry Division, for one street tree per lot. Such payment to be provided prior to issuance of a Land Improvement Permit.