



# Rochester Hills

## Agenda Report

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Rochester Hills, MI 48309  
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Home Page:  
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**File Number: 2006-0883**

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**File Type:** Project

**Status:** To Council Work Session

**Version:** 2

**Reference:** 05-006

**Controlling Body:** City Council Work Session

**Requester:** Planning/Development

**Cost:**

**Introduced:** 11/30/2006

**File Name:** Hickory Ridge Site Condominiums

**Final Action:**

**Title:** Request for Final Site Condominium Plan Approval - City File No. 05-006 - Hickory Ridge Site Condominiums, a 50-unit development located east of Livernois and south of Hazelton, zoned R-4, One Family Residential, Parcel Nos. 15-34-151-012, -014, -016, 15-34-176-001, -15-34-301-002, -007, -010, -012, Bluewood Properties, applicant.

**Notes:** Bluewood Properties  
1717 Stutz, Suite A  
Troy, MI 48084  
Joe Damico

**Code Sections:**

**Agenda Date:**

**Indexes:** Preliminary-Final Plan

**Agenda Number:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf, Staff Report.pdf, Map.pdf, Site Plans.pdf, Resolution.pdf

**Enactment Number:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1	Planning Commission	12/05/2006	Recommended for Approval	City Council Regular Meeting			Pass
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**Notes:** (Reference: Staff Report prepared by Derek Delacourt, dated December 5, 2006, had been placed on file and by reference became part of the record thereof.)

*Present for the applicant were Joe and John Damico, Bluewood Properties, 1717 Stutz, Suite A, Troy, MI 48084 and Carol Thurber, Fazal Khan and Associates, Inc., 43345 Schoenherr, Sterling Heights, MI 48313.*

*Mr. Delacourt stated that application was for a Final Site Condominium Plan Recommendation to City Council. The applicants had appeared before both the Planning Commission and City Council regarding a 50-unit single-family detached site condominium development east of Livernois, south of*

Hazelton. City Council approved the Preliminary Site Condominium Plan and the applicants had received construction plan approval from Engineering Services. He advised that all conditions of the Preliminary approval had been met by the applicants, and that they would like approval of the Final Plan.

The applicants did not wish to add anything further.

Mr. Schroeder asked if the restrictions in the natural features setback area would be in the Deed Restrictions. Mr. Delacourt advised that the Master Deed and By-Laws had been reviewed and those restrictions were included.

Ms. Thurber asked if the Sidewalk Waiver would be addressed at City Council. Mr. Delacourt reminded that it had been discussed at Preliminary and that a recommendation was made, and that City Council would take that up at Final Approval. Mr. Schroeder added that it was recommended to be a recordable document, which would run with the property.

Mr. Kaltsounis asked the applicants to do their homework, noting there were some developers' sales that were being affected by the type of product they offered. He referred to "siding monsters" where houses were built to get the most bang for the buck, and that those were the subdivisions still sitting around. He mentioned that Kingston Pointe sold quickly, but Meadow Creek II still had lots for sale, and it was obvious to him which ones were done more inexpensively. The Planning Commission could not tell the applicants which type of homes to build, but they could ask them to consider the product they offered. He recalled that he used to live in the Hazelton area, and he remembered the trees and the way the area was, and he recommended that they build a subdivision that would sell in the City. The ones that sold were the nice ones and the ones that were sitting would stay sitting. He asked that they build something the City of Rochester Hills would be proud to see.

**MOTION** by Kaltsounis, seconded by Schroeder, in the matter of File No. 05-006 (Hickory Ridge Site Condominiums), the Planning Commission recommends City Council **approve the Final Site Condominium Plan** based on plans dated received by the Department of Planning and Development on August 29, 2006, with the following four (4) findings and subject to the following four (4) conditions.

Findings:

1. All applicable requirements of the One-Family Residential Detached Condominiums Ordinance and Zoning Ordinance can be met.
2. Adequate public utilities are currently available to properly service the proposed development.

3. *The Final Plan represents a reasonable and acceptable plan for developing the property.*
4. *The final plan is in conformance with the preliminary plan approved by City Council on May 17, 2006.*

Conditions:

1. *The applicant submit a Performance Bond for proposed trees and landscaping of \$36,350.00, as adjusted if necessary by the City, prior to issuance of a Land Improvement Permit.*
2. *Tree protective fencing be installed, inspected and approved by the City's Landscape Architect prior to the issuance of the Land Improvement Permit for this development.*
3. *The applicant deposit \$3,501.40 into the City Tree Fund for the removal of trees #2501 and #2502 prior to issuance of a Land Improvement Permit.*
4. *Update Section 19 of Bylaws to reference new code of ordinances for Wetland Ordinance.*

Aye: Boswell, Brnabic, Dettloff, Hardenburg, Hooper, Kaltsounis, Schroeder  
and Yukon  
Absent: Reece

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**Text of Legislative File 2006-0883**

..Title

Request for Final Site Condominium Plan Approval - City File No. 05-006 - Hickory Ridge Site Condominiums, a 50-unit development located east of Livernois and south of Hazelton, zoned R-4, One Family Residential, Parcel Nos. 15-34-151-012, -014, -016, 15-34-176-001, -15-34-301-002, -007, -010, -012, Bluewood Properties, applicant.

..Body

Resolved, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Hickory Ridge Site Condominiums, 50 units located east of Livernois and south of Hazelton, zoned R-4, One Family Residential, Parcel Nos. 15-34-151-012, -014, -016, 15-34-176-001, 15-34-301-002, -007, -010, -012, based on plans dated received by the Planning and Development Department on August 29, 2006, with the following findings and conditions:

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2. Tree protective fencing be installed, inspected and approved by the City's Landscape Architect prior to the issuance of the Land Improvement Permit for this development.
3. The applicant deposit \$3,501.40 into the City Tree Fund for the removal of trees #2501 and #2502 prior to issuance of a Land Improvement Permit.
4. That City Council approve a Sidewalk Waiver for Lot 42, as indicated in the By-Laws, which obligates the homeowner in the event the sidewalk is ever constructed on Shortridge.