



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2012-0056 V4

TO: Mayor and City Council Members

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

DATE: March 28, 2013

SUBJECT: Final Site Condominium Plan – Request for Final Approval of Avon Lakes Condominium, a proposed two-unit development on Mackwood, west of Dequindre

REQUEST:

Approval of the Final Site Condominium Plan for Avon Lakes Condominium, a two-unit development on 1.2 acres located on the north side of Mackwood, west of Dequindre, zoned R-4, One Family Residential.

BACKGROUND:

The subject parcel is located in the Mac Kary Subdivision, which was platted in 1951. The applicant wishes to develop two site condo units located on Mackwood between John R and Dequindre. The use of the Site Condominium process afforded by State law is intended to re-divide parcels that are part of a Plat. The applicant is also the developer of the Avon Lakes Subdivisions to the south, which were approved in four phases, the final in 2003. One-family detached dwellings are permitted in the R-4 zoning district, and the site is surrounded by R-4 zoning and developed with homes. Access for both units would be from Mackwood Rd.

Due to the depth of the parcel, the Applicant is proposing to create a Limited Common Element in the rear of the parcel to comply with the Subdivisions Ordinance for platting. This area will be kept in its natural state in perpetuity. The Master Deed and By-Laws were approved by John Staran and include language about the Common Element, and that the units will become part of the overall Avon Lakes Homeowner's Association.

The City Council approved the Preliminary Plan and a Sidewalk Waiver in April 2012. The Engineering department has no issues with the Final Plan, which is consistent with the Preliminary Plan. The Planning Commission unanimously recommended approval of the Final Site Condo Plan on March 19, 2013 with two conditions included in the attached Resolution.

RECOMMENDATION:

Staff and the Planning Commission recommended approval of the Final Site Condominium Plan for Avon Lakes Condominium, a proposed two-unit development on Mackwood (City File No. 11-011).

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

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