



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

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Legislative File No: 2004-0316 V3

TO: Mayor and City Council Members

FROM: **Ed Anzek, Director of Planning and Development**

DATE: May 5, 2006

SUBJECT: Tentative Preliminary Plat Request for Approval – Rochester Meadows Subdivision (City File No. 99-011), located east of Rochester Road and south of Avon, four parcels zoned R-3, One Family Residential, Rochester Meadows, L.L.C., applicant.

REQUEST:

To discuss the request for Tentative Approval of the Preliminary Plat for Rochester Meadows, a 47-lot subdivision on 21 acres located north and west of Eddington Farms Subdivision and east of Detroit Edison property. In addition to the lots, there will be 1.59 acres of open space. The development will be accessed from Avon Road to the north and Pembroke Drive from the south, via the Eddington Farms Subdivision. All units will front on the proposed internal street system. The street layout includes an east-west stub road (Robinson Drive) to line up with possible future development. The applicant is using lot size variations, and the average lot area will be 12,966 square feet, which exceeds the required minimum of 10,800 square feet for the R-3 zoning district. Please refer to the attached Staff Report, dated March 21, 2006, for further details.

BACKGROUND:

In June 2004, the applicant requested a Variance from City Council of 5.7% from the Tree Conservation Ordinance, which was denied. Since that time, the project has gone through several iterations, which eventually resulted in a substantial reduction of lots to be able to comply with the Ordinance and save 37% of the trees. The Tree Removal Permit was recommended for approval by the City's Landscape Architect, and the applicant has pledged to make every attempt to save additional trees. At its March 21, 2006 meeting, the Planning Commission granted approval of the Tree Removal Permit.

At the same meeting, the issues of drainage and wet ground were raised by several adjacent homeowners. (There are no wetlands on the site; however a wetland boundary does occur on two lots and a barrier was required as a condition of approval). The plan was thoroughly reviewed by the City's wetland and engineering consultants, who believe that the proposed detention basin will, in fact, improve drainage for the area. Noting that, and finding that the plat represented a reasonable and acceptable plan, the Planning Commission unanimously recommended approval of the Tentative Preliminary Plat.

As part of the technical review for this development, the Preliminary Plat and supplemental documentation was reviewed by all applicable City departments and consultants and the Plat has been recommended for approval.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Tentative Preliminary Plat for Rochester Meadows Subdivision (City File No. 99-011), based on the findings and subject to the conditions contained in the enclosed resolution.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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