



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: Legislative File No: 2007-0325 V5

TO: Mayor and City Council Members

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

DATE: January 4, 2013

SUBJECT: Request for Preliminary and Final Site Condominium Plan Approval– City File No. 05-031 – Legacy Site Condominiums, an 11-unit development on 4.5 acres on Hamlin, east of Livernois, Parcel No. 15-22-351-013, zoned R-3, One-Family Residential

REQUEST:

Approval of the Preliminary and Final Site Condominium Plan for Legacy Site Condominiums, an 11-unit, single-family development on 4.5 acres on the north side of Hamlin, between Livernois and Rochester Rd.

BACKGROUND:

The applicant was granted approval of the Final Site Condominium Plan by City Council on June 27, 2007. The approved plans were not recorded and a Land Improvement Permit (LIP) was not issued. The downturn in the economy brought inactivity. Initially staff was of the opinion that the project was vested and extensions were not needed. The issuance of a Land Improvement Permit is what has been the determining point for a project approval. Unfortunately, without a LIP being issued it was determined that the plans had expired, and revisions to the detention system were required due to the new Engineering standards. There were no changes to the parcel layout however some trees were diseased, had died, or been removed by the Road Commission as part of the improvements at Livernois and Hamlin. Staff subsequently restarted the project and brought the matter before the Planning Commission, and the Planning Commission approved a new Tree Removal Permit and Recommended Approval of the Preliminary and Final Site Condominium Plan at a Public Hearing at its December 11, 2012 meeting, A Resolution for consideration is attached.

There were several inquiries from adjacent residents about drainage in and around the subject area. It was explained by the applicant's engineer that the site actually took offsite drainage and contained it onsite. The detention system has been resized; all slopes meet the Engineering standards, and the new system will improve the situation and collect run-off.

Staff is requesting one Resolution of Approval for both the Preliminary and Final Site Condominium Plans. The engineering is done, the Master Deed has been approved by John Staran and Engineering, and all outside agency permits have been renewed.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Preliminary and Final Site Condominium Plan for Legacy Site Condominiums (City File 05-031), 11 units on 4.5 acres on Hamlin, east of Livernois.

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

i:\pla\development reviews\2000s\2005\05-031 legacy condo\cc\agenda summary p-f[2].doc