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: 2014-0267 V2

TO: Mayor and City Council Members

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

DATE: August 1, 2014

SUBJECT: Request for Preliminary One-Family Site Condominium Plan approval for Cumberland Pointe, City File No. 14-001, Lombardo Homes, Applicant

REQUEST:

Approval of the Preliminary Site Condominium Plan for Cumberland Pointe, an 18-unit, single-family site condo development on approximately 10 acres, located on the east side of Livernois, north of M-59. The site is zoned R-3, and will be accessed from Livernois and connect with the existing Corbin Rd. stub street to the east in Cumberland Hills.   There is one other internal street that is stubbed to the southern property line, and that road (Carlisle) can connect to the property to the south if any future development is proposed.

BACKGROUND:

The site is surrounded by R-3, residential zoning, which requires a minimum 12,000 square-foot lots, and is master planned residential. The applicant is using lot size averaging, and the lots will range from 11,385 to 21,000 square feet. Storm drainage will be detained onsite and released to the swale on Livernois to the west. The plans have received a conditional recommendation of approval from the City's Engineering and Building Departments subject to several conditions, which will not impact the site layout and which may be handled prior to Final Site Plan Approval. The Tree Conservation Ordinance applies to this development, since the land is unplatted. There are 621 regulated trees on site, and the applicant wishes to remove and replace as many as 389, resulting in a preservation percentage of 37%. The Planning Commission granted a Tree Removal Permit at its July 22, 2014 meeting. There are no wetlands on the site.

Several residents came to the Planning Commission meeting on July 22, 2014 to discuss traffic concerns with the extension of Corbin Rd. The City's Ordinance that sets the standards for subdivisions requires the connection of stub streets.

> *Article III, Division 5. Design Standards; Sec. 122-267. Streets. (b) Location and arrangement, (2)...The Street layout shall provide for continuation of streets in the adjoining subdivision and of the proper projections of streets when adjoining property is not subdivided.*

The residents would like the applicants to apply for a Variance so they do not have to connect to Corbin, and would prefer that Corbin be cul-de-sac'd. Several residents stated they would file for a variance. This legal question has been referred to Mr. Staran as to whether the adjoining residents have standing.

The Planning Commission recommended approval of the Preliminary Site Condominium Plan and granted a Tree Removal Permit on August 20, 2013, with conditions in the attached Resolution. Some of those conditions dealt with traffic calming techniques to slow traffic; also at the adjoining residents' request.

The applicable departments and outside agencies have reviewed the Plan and recommend approval. The plans are technically compliant, and Staff recommends approval. Should the City Council approve the preliminary plan then the applicant would proceed to preparing the Engineering Construction documents and obtaining all outside agency approvals and permits. Once completed and approved the matter is again presented to the Planning Commission and City Council for Final approval.

RECOMMENDATION:
Staff and the Planning Commission recommend approval of the preliminary site condominium plan for Cumberland Pointe, City File No. 14-001, consisting of 18-units on Parcel No. 15-27-151-003, located east of Livernois and north of M-59.

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

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