

**City of Rochester Hills
Department of Planning and Development**

**STAFF REPORT TO THE PLANNING COMMISSION
August 11, 2004**

Preliminary Site Condominium Plan Bloomer Park Estates	
APPLICANT	P.E.G. Construction 2437 Munster Road Rochester Hills, MI 48309
AGENT	Guido Grassi
LOCATION	East of John R, North of Avon
PARCEL NO.	15-13-151-019
FILE NO.	04-007
ZONING	R-4 (One Family Residential) District
STAFF	Deborah Millhouse, AICP, Deputy Director
REQUEST	Tree Removal Permit Preliminary Site Condominium Plan Recommendation

SUMMARY

The above referenced project involves a four-unit single-family site condominium development on 1.82 acres. The proposed Bloomer Park Estates development is located on the north side of Bloomer Road, east of John R, and south of Bloomer Park. All proposed units front on the existing roadway.

Specific actions requested for consideration by the Planning Commission are a tree removal permit and a preliminary site condominium plan recommendation to City Council.

TREE REMOVAL PERMIT

The development is proposing to preserve 57 (37.7 percent) of the 151 regulated trees on-site. Replacement of the 94 regulated trees and 22 right-of-way trees to be removed includes the planting of 58 replacement trees (i.e., all of the required 116 tree credits) on-site. The City's Landscape Architect recommends approval in her June 14, 2004 memorandum as attached, and a preprinted motion is included in this Staff Report for your consideration.

PRELIMINARY SITE CONDOMINIUM PLAN

All four proposed units are 10,400 square feet in area, exceeding the minimum requirement of 9,600 square feet for the R-4 zoning district. A 0.73-acre natural preservation area is being created and will be owned by the condominium association. According to the preliminary site condominium plan, this natural preservation area will be limited in its use to passive recreation activities. Also, signs will be placed selectively around the edge of the area.

RECOMMENDATION

Based on the review comments included in this report or contained within the attached, staff recommends approval of the following motions relative to City File No. 04-007 (Bloomer Park Estates Site Condominiums).

Reference: Plans dated received by the Planning Department June 4, 2004 (Sheet Nos. 1, 2, L1, L2, L3 prepared by Nowak & Fraus).

Attachments: Tree Removal Permit notice; Assessing Department memorandum dated 03/23/04; Building Department memorandum dated 03/12/04; Fire Department memorandum dated 05/19/04; Parks and Forestry memorandum dated 05/14/04; Planning Department memorandum dated 06/14/04; Public Services memoranda dated 03/16/04, 06/21/04; Orchard, Hiltz & McCliment, Inc. letter dated 06/16/04; Applied Science & Technology letter dated 06/16/04; Development Application dated 03/05/04; Environmental Impact Statement dated 04/27/04; Property Transfer Affidavit dated received 01/23/01; and, Title Insurance dated 11/13/00.

MOTION by _____, seconded by _____, in the matter of City File No. 04-007 (Bloomer Park Estates Site Condominiums), the Planning Commission **grants a Tree Removal Permit**, based on plans dated received by the Planning Department on June 4, 2004, with the following findings and subject to the following conditions.

FINDINGS:

1. The proposed removal and replacement of regulated trees on-site is in conformance with the Tree Conservation Ordinance.
2. The applicant is proposing to preserve 37.7 percent of regulated trees on-site.
3. The applicant is proposing to replace as many as 94 regulated trees and 22 right-of-way trees with 58 replacement trees (i.e., 116 replacement tree credits) on-site.

CONDITIONS:

1. Provision of a performance guarantee in the amount of \$23,450, as adjusted if necessary by the City, to ensure the proper installation of replacement trees. Such guarantee to be provided by the applicant prior to issuance of a Land Improvement Permit.
2. Inspection and approval of the tree protective fencing prior to issuance of a Land Improvement Permit.

MOTION by _____, seconded by _____, in the matter of City File No. 04-007 (Bloomer Park Estates Site Condominiums), the Planning Commission **recommends** City Council **approve** the **Preliminary Plan**, based on plans dated received by the Planning Department on June 4, 2004, with the following findings and subject to the following condition.

FINDINGS:

1. Upon compliance with the following conditions, the preliminary plan meets all applicable requirements of the Zoning Ordinance and the One-Family Residential Detached Condominiums Ordinance.
2. Adequate utilities are currently available to properly service the proposed development.
3. The preliminary plan represents a reasonable and acceptable plan for developing the property.
4. The preliminary plan represents a reasonable lot layout and orientation. In addition, all units have access to an existing roadway.
5. The Environmental Impact Statement shows that this development will have no substantially harmful effects on the environment.

CONDITION:

1. The Master Deed/Bylaws indicate that the natural preservation area is limited in its use to passive recreation activities and that signs denoting it as a natural preservation area are to be placed selectively around the edge of the area.