



## Planning and Economic Development

Ed Anzek, AICP, Director

From: Ed Anzek

To: President Hooper and Members of the City Council

Date: 6/18/2012

Re: Northbrooke East - Agenda Item 2012-0190. Developer Proposed Additional Conditions for Preliminary and Final Approvals.

President Hooper and Members of the City Council:

On June 5, 2012, the Planning Commission strongly encouraged the representatives of Franklin Property Corporation to meet with the adjacent neighbors to discuss their concerns regarding the proposed 12 unit development. Franklin Property Corporation is the Developer/Applicant for the Northbrooke East project on this evening's agenda.

The applicant scheduled a meeting on site with the neighbors last week. I have been advised that through that initial discussion and continued email correspondence the Developer/Applicant has prepared additional conditions to the Resolution in response to the expressed concerns of the adjacent neighbors.

The developer has advised that they planned on introducing them this evening. I requested an advance to provide the Council members with a hard copy list to review while being discussed.

Staff has no issue with these additional conditions and I would offer that the Planning Commission would not either. Perhaps President Hooper could speak to his opinion as a Planning Commissioner and what he believes might be the collective support. Generally, these conditions being proposed are additional self-policing requirements proposed in respect of the adjacent neighbors.

In this case there is not a requirement that it return to the Planning Commission since they are a recommending body in this process.

Thank you.

Cc: John Staran, City Attorney  
Planning Commissioners  
Jim Breuckman, AICP, Manager of Planning  
City File 00-037.2

June 18, 2012

### Summary of Northbrooke East Development Conditions

#### Preliminary and Final Site Plan Approval Conditions:

1. Provide all off-site easements and agreements for approval by the City prior to issuance of a Land Improvement Permit.
2. City Attorney and Staff approval of the proposed condominium documents.
3. Payment of \$2400 into the tree fund for street trees prior to issuance of Land Improvement Permit.
4. Developer shall make every effort to meet with neighboring homeowners, adjacent to the road access and adjacent to the development, prior to start of any construction and continuing throughout the construction process.
5. Relocate the storm at the back of lot three to save the box elder on the adjacent property.
6. The homes shall be a minimum of 2,350 square feet, and the front façade shall consist of brick and/or stone on two stories up to the bottom of any gable level at a minimum.

Deleted: the first-story

#### Tree Removal Permit Conditions:

1. Installation of tree protection fences and City inspection and approval prior to the issuance of a Land Improvement Permit.
2. Posting of a performance guarantee in the amount of \$2,826, as adjusted by the City if necessary, to ensure the proper installation of replacement trees and landscape plantings. Such guarantee is to be provided prior to issuance of a Land Improvement Permit.

#### Developer's Additional Conditions:

1. Inlet protection bags will be installed in the two southern most catch basins on Newstead Lane. They will be maintained and replaced routinely throughout the duration of construction.
2. The developer will not permit construction activity on July 21<sup>st</sup> after 3pm.
3. The construction manager will be present during the installation of the silt fence to ensure the Colorado Blue Spruce behind lot 14 is placed outside the development confines. The developer will advise neighbor Larry Dropiewski prior to the commencement of the installation of the silt fence which is planned to go on the property line, but will be adjusted accordingly where practical to accommodate adjacent tree drip lines.
4. Construction traffic will be routed through Wilmington and Newstead and any construction dirt will be periodically swept. The developer will take pictures of road and back of curb conditions prior to the beginning of construction and provide a copy to the Homeowners Association and City of Rochester Hills as a record copy. Any damage caused by construction traffic will be rectified by the developer.
5. The developer will plant some trees at the rear end of Lot 9 to provide some covering between the existing development and the detention pond.
6. The developer provides that no two adjacent houses built on speculation will have the same elevation or brick color.