



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2019-0324 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: August 2, 2019

SUBJECT: Request for Preliminary One-Family Site Condominium Plan Approval for Christenbury Site Condominiums, City File No. 19-014, Vito Terracciano, Applicant

REQUEST:

Approval of the Preliminary Site Condominium Plan for Christenbury Site Condos, a 2-unit, single-family site condo development on approximately 2.4 acres, located on the south side of Christenbury Ct., west of Dequindre. The site is zoned RE Residential Estate.

BACKGROUND:

The applicant developed homes on Christenbury Ct. several years ago, acquired land from the abutting property owners and wishes to add another home, resulting in a new two-unit site condo development.

The site is surrounded by RE residential zoning north, west and east sides developed with homes, and to the south, in the City of Rochester, it is zoned R-5, with open space owned by Consumers Energy and homes south of that.

The Planning Commission recommended approval of the Preliminary Site Condominium Plan with conditions in the attached Resolution and approved the Tree Removal Permit on July 31, 2019. At the meeting, several neighbors had comments about the trees, adding another home and affecting their view. The Planning Commission asked the City Attorney to review the private road agreement to see if another home could be added to Christenbury Ct. prior to the matter going to Council. That agreement was submitted and approved (please see the attached email from Mr. Staran). The minutes from the meeting are included.

The plans have received a recommendation of approval from all City departments subject to several conditions from Engineering, which will not impact the site layout and which may be handled during construction plan review and approval. Should the City Council approve the Preliminary Site Condominium Plan, the applicant would then proceed with preparing the Engineering Construction documents, submitting the Final Site Condo Plans and obtaining all outside agency approvals and permits. The Master Deed and Exhibit Bs, due with Final Site Condo review, have been submitted. Once completed and approved, the matter will again be 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 Christenbury Site Condominiums, City File No. 19-014, consisting of two units on 2.4 acres located on Christenbury Ct., west of Dequindre.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A

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