



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: 2011-0318

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572
DATE: July 29, 2011
SUBJECT: Hickory Ridge Site Condominiums, City File No. 05-006, located east of Livernois, south of Auburn - Request for Sidewalk Variance to Maintain Trees

REQUEST:

City Council Approval of a Variance to not require the construction of a sidewalk along the easternmost portion of the Hickory Ridge Subdivision along Donaldson. Attached is a more detailed account of this situation and request.

BACKGROUND:

The Petitioner offers that quality trees can be preserved and that the easternmost sidewalk would likely not be used since no homes will front on the east side of Donaldson. Hickory Ridge Site Condominium Development is not subject to the Tree Preservation Ordinance (TPO) due to the fact that the lands were previously platted prior to the effective date of the TPO. However the developer planned to save over 30% of the trees. The Final Plan for Hickory Ridge Site Condominiums was approved by City Council on February 14, 2007 for 50 units.

Following is a staff memo, the petitioner’s letter, and a copy of the approved plan of this area.

RECOMMENDATION:

Staff does not make recommendation in matters of variances regardless of the development standard that relief is being requested from. To that end we have provided a draft Resolution that offers a choice of approving the Variance and listing the findings in the affirmative or denying and listing the findings in the negative.

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