

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

STAFF REPORT TO THE PLANNING COMMISSION

June 6, 2006

GRACE OAKS SITE CONDOMINIUMS	
APPLICANT	Joseph Lombardo 3377 Hazelton Rochester Hills, MI 48307
LOCATION	North side of Hazelton Road, East of Livernois Road
SIDWELL	15-34-101-039
FILE NO.	02-009
ZONING	R-4 (One Family Residential) District
STAFF	Ed Anzek, AICP, Director
REQUEST	Preliminary Site Condominium Plan Recommendation

SITE DESCRIPTION

The subject site contains approximately 1.1 acres in area and is located on Hazelton Ave., between Livernois and Grand Park. The applicant is requesting a two-unit, one-family residential detached condominium development (formerly called Hazelton Forest; this name was changed to Grace Oaks).

SUMMARY

The subject site is located in an R-4 (One Family Residential) District. One family detached dwellings are permitted by right in the R-4 District per the City's Zoning Ordinance. Surrounding zoning includes R-4 to the north, south, east, and west. The subject site is currently developed with a single-family residence on proposed Unit 1, and the submitted plan indicates that it shall remain. Access for both units of the proposed development would be from Hazelton Street.

All pertinent City departments and consultants have reviewed this application, with final comments from the City's Assessing, Planning and Development Engineering Services, Fire, Building, and Parks and Forestry Departments attached to and made part of this staff report.

ISSUES

Planning

Staff recommends that the Planning Commission recommend approval of the one family residential detached condominium plan subject to conditions.

Engineering Services Department

The City's Engineering Services reviewed the proposed project and recommends approval subject to any remaining issues being addressed prior to construction plan submittal.

Parks and Forestry

The City's Parks and Forestry Department recommends approval with a recommendation on the attached email dated March 9, 2006.

Public Services

The applicant shall show all survey markers and easements in accordance with City Ordinance on revised preliminary site plans, to be verified by the City's Public Service Department prior to Final Plan submittal.

Tree Removal Permit

No Tree Removal Permit is required, as the site was platted before the Tree Conservation Ordinance, however a note on the plan indicates that every effort will be made to save existing trees and that all trees removed will be replaced onsite.

Wetland Use Permit

As indicated in the November 18, 2005 letter from ASTI, an MDEQ regulated wetland exists on the site and the applicant was granted a permit to re-route a wetland swale for run-off (see attached MDEQ Permit issued 10/25/02). The natural features and wetland boundaries have been identified on unit 2. From an initial review, the ASTI author also raised the possibility of flooding or ponding on the site; however, the subsequent Site Plan shows that the floodplain does not continue onto the subject site, and Engineering Services is satisfied with the calculations.

Based on the review comments and information included in this report or contained within the attached, staff recommends approval of the following motion relative to City File No. 02-009 (Grace Oaks Site Condominiums).

PRELIMINARY SITE CONDOMINIUM PLAN RECOMMENDATION

MOTION by _____, seconded by _____, in the matter of City File No. 02-009 - (Grace Oaks Site Condominiums), the Planning Commission **Recommends Approval** of the **Preliminary Site Condominium Plan** to City Council, based on plans dated received by the Planning Department on May 9, 2006, with the following findings and subject to the following conditions.

Findings

1. The proposed preliminary plan conforms to all applicable Ordinance Code provisions and regulations.
2. The proposed preliminary plan has demonstrated availability and adequacy of utilities.
3. The proposed preliminary plan presents a reasonable lot layout and orientation.
4. The proposed use will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
5. The Environmental Impact Statement shows that this development will have no substantially harmful effects on the environment.

Conditions

1. That prior to issuance of a Land Improvement Permit, any additional issues be addressed during construction review by the City's Engineering Services Department.
2. The applicant shall show all survey markers and easements in accordance with City Ordinance on revised preliminary site plans, to be verified by the City's Public Service Department prior to Final Plan submittal.
3. That the note "not to be used as construction drawings" and the City File No. 02-009 be added to the site plan, prior to Final Plan approval.
4. Soil Erosion Permit must be obtained from Oakland County Drain Commissioner prior to Final Plan approval.
5. Tree Protective Fencing must be installed around the perimeter of the property to protect offsite trees, and inspected and approved by the City's Landscape Architect prior to issuance of a Land Improvement Permit.

Attachments: Preliminary Plan and Topographic Survey, dated received 05/09/06 and prepared by Fenn & Associates, Inc.; Assessing Department Memo dated 10/24/05; Building Department Memo dated 09/19/05; Planning and Development Department Memo dated 03/08/06; Fire Department Memo dated 03/02/06; Parks and Forestry email dated 03/09/06; Public Services Memo dated 05/31/06; Oakland County Drain Commissioner letter dated 09/19/05; ASTI Environmental letter dated 11/18/05; MDEQ Permit issued 10/25/02; Environmental Impact Statement dated 09/13/05; and Development Application dated 09/16/05.

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