



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2016-0124 V2

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: April 22, 2016

SUBJECT: Request for Preliminary One-Family Site Condominium Plan Approval for Devondale Site Condominiums, City File No. 15-017, Paul Esposito, Applicant

REQUEST:

Approval of the Preliminary Site Condominium Plan for Devondale Site Condominiums, a four-unit, single-family site condo development on one vacant parcel totaling 1.96 acres, located on the east side of Devondale, south of Austin Ave. (north of Auburn). The site is zoned R-4 One Family Residential and each proposed unit is approximately one-half acre.

BACKGROUND:

The site has R-4 residential zoning to the north, south, east and west, and the surrounding areas are developed with homes. The applicant is using the site condo process because no additional lot splits are allowed on the platted property. It is a two step process including Preliminary and Final review and approval by City Council after a recommendation by the Planning Commission. The preliminary plan is intended to depict existing site conditions, proposed use, layout of streets and lots, location of site improvements, buildings, utilities and open space. An environmental impact statement, site plan, elevations and floor plans are included.

The development proposes a density of 2.04 units per acre while the R-4 Zoning permits a density up to 3.5 units per acre. All homes front Devondale, and are proposed from 2,100 to 2,700 square feet.

The plans have received a conditional recommendation of approval from the City's Engineering Department subject to several conditions, which will not impact the site layout and which may be handled during construction plan review and approval. Because the land is platted, the Tree Conservation Ordinance does not apply to this development. However, the applicant is proposing a 35-foot tree conservation easement in the rear yards to save trees. The applicants have stated that they would save as many of the trees as possible "because trees are an asset to homes." There are no wetlands, natural features setbacks or steep slopes on the property.

A Public Hearing was held, and the Planning Commission recommended approval of the Preliminary Site Condominium Plan on April 19, 2016, with minor conditions in the attached Resolution. The minutes from that meeting are included.

The applicable departments and outside agencies have reviewed the plan and recommend approval. The plans are technically compliant, and staff recommends approval. Should the City Council approve the Preliminary Plan then the applicant would proceed with preparing the Engineering Construction documents, obtaining all outside agency approvals and permits and preparing the Master Deed and By-laws. 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 Devondale Site Condominiums, City File No. 15-017, consisting of four units on 1.96 acres located on the east side of Devondale, south of Austin Ave..

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

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