



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2018-0282 V4

TO: Mayor and City Council Members
FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573
DATE: March 29, 2019
SUBJECT: Request for Final Approval of Berkshire Site Condominiums, a proposed 13-unit development on the east side of John R, south of Hamlin

REQUEST:

Approval of the Final Site Condominium Plan for Berkshire Site Condominiums, an 13-unit detached residential development on 4.3 acres located on the east side of John R, between Hamlin and Auburn Roads, zoned R-4 One Family Residential.

BACKGROUND:

The property, and all surrounding properties, are zoned and planned for one-family detached dwellings. The access for the units is off of John R to an internal street stubbed to the east with a gate for emergency vehicles only. That was at the request of the neighbors on the east end of the development. The development is using lot size averaging and is in compliance with lot width and size. There will be internal sidewalks and a sidewalk along John R. A sidewalk was proposed for Gravel Ridge, which staff agreed with per City policy. However, at the request of the residents and the City Council at the Preliminary review, the matter was sent back to the Planning Commission for reconsideration in terms of its necessity, as it would currently not connect to another sidewalk. It was pointed out that at some point, there could be a future connection to the school to the north, and the Planning Commission determined that the developer should pay into an escrow to have funds available in the future should it become necessary to construct the sidewalk. Please see the attached minutes from that discussion. The Master Deed and By-Laws have been approved by the City attorney.

The City Council approved the Preliminary Site Plan on September 24, 2018, after a unanimous recommendation of approval from the Planning Commission on July 17, 2018. The various City departments have no issues with the Final Plan, which by ordinance must be, and is, consistent with the Preliminary Plan. The Planning Commission unanimously recommended approval of the Final Site Condominium Plan on March 19, 2019 with the findings and conditions included in the attached Resolution.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Final Site Condominium Plan for Berkshire Site Condominiums, a proposed 13-unit development on the east side of John R, south of Hamlin (City File No. 17-040).

APPROVALS:	SIGNATURE	DATE
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Department Review		
Department Director		
Mayor		
Deputy City Clerk		

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