



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2013-0302 V2

TO: Mayor and City Council Members

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

DATE: September 6, 2013

SUBJECT: Proposed Regal Estates request for preliminary one-family site condominium plan approval for Regal Estates

REQUEST:

Approval of the Preliminary Site Condominium Plan for Regal Estates, a 9-unit, single-family site condo development on approximately 3.5 acres of land, located east of John R, north of Auburn. The site is zoned R-4, and will be accessed from DeMar to a single, internal stub road that all but one of the homes will abut (that home will face DeMar). The internal road can connect to the property to the north if any development is proposed in the future.

BACKGROUND:

The site is surrounded by R-4, residential zoning, and is master planned residential. Storm drainage will be detained onsite and released to the Ireland Drain to the southeast. DeMar dead ends on the east end of the property, where an access road to the detention pond is planned. The plans have received a conditional recommendation of approval from the City's Engineering and Building Departments subject to several conditions, which will not impact the site layout and which may be handled prior to Final Site Plan Approval. The Tree Conservation Ordinance applies to this development, since the land is unplatted. There are 47 regulated trees on site, and the applicant wishes to remove and replace as many as 23, resulting in a preservation percentage of 51%. The Planning Commission granted a Tree Removal Permit at its August 20, 2013 meeting.

According to the City's wetland consultant, ASTI, the project does not require a Wetland Use Permit from the City or the MDEQ. ASTI does recommend that any temporary Natural Features Setback impacts from construction activities associated with Lot No. 5, the proposed detention pond to the south of Lot No. 5 or the proposed drainage Level Spreader structure located within Lot No. 5 must be restored to original grade with original soils and be seeded with a City approved seed mix. ASTI recommended that the plans prohibit any structures in the Natural Features Setback area.

The Planning Commission recommended approval of the Preliminary Site Condominium Plan and granted a Tree Removal Permit on August 20, 2013, with conditions in the attached Resolution.

The applicable departments and outside agencies have reviewed the Plan and recommend approval. The plans are technically compliant, and Staff recommends approval.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the preliminary site condominium plan for Regal Estates, City File No. 13-001, consisting of 9-units on Parcel No. 15-25-352-022, located east of John R and north of Auburn.

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

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