



**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: 2005-0556 V2

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Development

DATE: October 10, 2005

SUBJECT: Request for Preliminary Site Condominium Plan Approval for Hickory Ridge Site Condominiums, City File No. 05-006

REQUEST:

The request is for approval of the preliminary site condominium plan for Hickory Ridge, a 42-unit single-family site condominium development on approximately 21.5 acres of land located east of Livernois between Hazelton and Shortridge roads.

BACKGROUND:

The applicant is utilizing the lot size variations option permitted by Section 138-1112 of the City's Zoning Ordinance. Each unit must be at least 8,640 square feet in area; the average lot size proposed of 11,314 far exceeds the minimum requirement, and the 0.5 lots per acre density is significantly less than the maximum of 3.4 lots per acre permitted by the lot size variations option. In addition to the units, a .54-acre detention basin and 6.1 acres of open space are proposed. The project was designed around a bur oak tree that is 63" in diameter and preserved in a .49-acre park east of the proposed Sierra Boulevard. All units front on the proposed internal street system except one unit on Shortridge Ave.

Further, 5.47 acres of open space is a regulated wetland. The wetland is located outside of the building units, but because portions of the natural features were located within the rear yard setbacks of units 6 thru 13, a Natural Features Setback Modification (NFSM) was recommended by the City's wetland consultant to allow sodding in these areas. After discussion at its September 6, 2005 meeting, the Planning Commission determined that no activity should be allowed in the natural features areas and instead recommended a boulder retaining wall be placed at the natural features setback line (please see Planning Commission Minutes for further detail). This eliminated the need for a Modification.

The Planning Commission recommended approval of the preliminary plan at the September 6, 2005 meeting. All conditions of approval have either been addressed in a satisfactory manner on the preliminary plan dated received September 16, 2005 or included as conditions in the resolution provided.

The applicant is requesting relief from the sidewalk requirement along the front of unit 42 on Shortridge Ave., to which the Planning Commission agreed, and they will make a formal recommendation at the request for Final approval.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Preliminary Site Condominium Plan for Hickory Ridge Site Condominiums, City File No. 05-006, consisting of 42 units on Parcel Nos. 15-34-151-014, and -016; 15-34-176-001; 15-34-301-012, -007, -100-, and -012.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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