



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2012-0190 V2

TO: Mayor and City Council Members

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

DATE: June 11, 2012

SUBJECT: Preliminary and Final Site Condominium Plan – Request for Approval of Northbrooke East, a proposed twelve-unit development south of Auburn, east of Crooks

REQUEST:

Approval of the Preliminary and Final Site Condominium Plan for Northbrooke East, a twelve-unit development on 3.7 acres located south of Auburn, between the Meadow Creek II site condominiums and the Northbrooke subdivision (between Crooks and Livernois), zoned R-4, One-Family Residential.

BACKGROUND:

The proposed 12-unit development received preliminary site condominium plan approval in July of 2005, and later received extensions, until the approval expired in 2009. The current applicant has acquired the project from the previous owner and is re-activating the condominium plan application. As the layout and design are identical to the previously approved site plan, the request at this time is to re-activate the plan with a preliminary approval and also to approve the final one-family residential detached condominium plan. It is important to note that although our Engineering standards have resulted in more storm water being detained, the detention plan, as developed in 2006, has sufficient capacity to meet today's standards.

The street layout for the development is a T-pattern and connects to existing streets. The development uses the lot size averaging option, which allows for a reduction in lot width to 72 feet. The layout meets the design standards of the lot size averaging option. Both Northbrooke to the west and Meadow Creek II to the east were developed using this same technique. The Engineering Construction Documents developed in 2005-6 have been reviewed and reapproved by Engineering enabling the Final Approval to be considered by the Planning Commission and City Council. As stated, Engineering review has determined that the storm water retention system designed in 2005-6 meets today's engineering standards. The plans comply with the landscaping and tree replacement requirements applicable to the site, and the Planning Commission approved a Tree Removal Permit at its June 5, 2012 meeting with a condition requiring the posting of a landscape bond. The Master Deed and Bylaws have been submitted for City Attorney and Engineering review and approval.

At its June 5, 2012 Public Hearing, the Planning Commission unanimously recommended approval of the Preliminary and Final Site Condominium Plan with several conditions included in the attached Resolution for consideration. Several homeowners came to the meeting and expressed concern that the homes would be attached condos, but the Planning Commission and Staff subsequently explained what site condos are and the process involved. One homeowner asked if the developer

could work to save a box elder on his property that overhangs the property line, which has been added as a condition. The prominent concern of several nearby residents was construction traffic.

The Planning Commission strongly suggested that the applicants meet with the adjacent neighbors to discuss the plans before and during construction, partly due to concerns about construction traffic from some of the neighbors. The Planning Commission has a standing policy to strongly encourage the developer/applicant to meet with the neighbors. The applicants plan to have an evening meeting on June 13, 2012 on the site to review further details and to address any further questions.

The plans are technically compliant and have received approval recommendations from all appropriate City departments.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Preliminary and Final Site Condominium Plan for Northbrooke East, a proposed twelve-unit development south of Auburn, between Crooks and Livernois (City File No. 00-037.2).

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