



Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
Date: 11/6/2017
Re: **The Commons South (City File #05-011.2)**
Final Site Condominium Plan - Planning Review #1

The applicant is proposing to construct a 12-unit, single-family site condominium development on four acres fronting onto a proposed connection of Donaldson Rd., which currently runs south of Shortridge Ave. and north of the proposed site into Hickory Ridge, east of Livernois. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance (*Chapter 138*) and One-Family Residential Detached Condominiums Ordinance (*Chapter 122, Article IV*). The comments below and in other review letters are minor in nature and can be incorporated into a revised site plan submittal following review by the Planning Commission to ensure compliance.

1. **Background.** This project has received Preliminary Site Condominium Plan approval from City Council on December 14, 2015, following a recommendation for approval by the Planning Commission on August 18, 2015 with the following findings and conditions, applicable comments from staff are italicized.

Findings:

1. Upon compliance with the following conditions, the proposed condominium plan meets all applicable requirements of the zoning ordinance and one-family residential detached condominium.
2. Adequate utilities are available to properly serve the proposed development.
3. The preliminary plan represents a reasonable street layout.
4. The Environmental Impact Statement indicates that the development will have no substantially harmful effects on the environment.
5. Remaining items to be addressed on the plans may be incorporated on the Preliminary Site Condominium Plan without altering the layout of the development.

Conditions:

1. Inspection and approval of tree protection and silt fencing by the city prior to issuance of a Land Improvement Permit. *Must be provided before LIP.*
2. Submit a landscape bond in the amount of \$7,100, plus inspection fees for landscaping and replacement trees as shown on the landscape plans, prior to issuance of a Land Improvement Permit. *Must be provided before LIP.*
3. Payment of \$3,400 into the tree fund for street trees prior to issuance of a Land Improvement Permit. *Must be provided before LIP.*
4. Submit an irrigation plan and cost estimate, prior to issuance of a Land Improvement Permit. *Must be provided before LIP.*
5. Approval of all required permits and approvals from outside agencies, prior to obtaining a Land Improvement Permit. *Must be provided before LIP.*
6. Compliance with all applicable comments from staff memos (Planning, Engineering, Fire and Parks and Forestry) prior to final approval by staff. *Must be provided before Final Site Condo Plan Approval.*
7. Obtain a soil erosion permit from the Oakland County Water Resources Commission, prior to obtaining a Land Improvement Permit. *Must be provided before LIP.*

8. Approval of the proposed Master Deed and Bylaws by city staff and City Attorney. *Must be provided before LIP.*

Six additional conditions of approval were part of the Planning Commission recommendation that were addressed prior to City Council review as follows:

1. Label Cover Sheet as "Preliminary and Final Site Condominium Plan," prior to final approval by staff. *Plan sheets have been accurately labeled.*
2. That the Environmental Impact Statement be updated to be presented to the Planning Commission at Final Recommendation of Approval. *The EIS was updated accordingly.*
3. That tree #1386 (old name) be identified and evaluated by Staff to potentially save, prior to Final Recommendation of Approval. *The tree is located along the east property line near the detention basin and is now shown as saved.*
4. That deciduous trees be added to the south end of the detention pond for screening, as approved by Staff, prior to Final Recommendation of Approval. *The applicant coordinated with adjacent neighbors to the east to shift the stormwater easement to the west in order to save additional vegetation in this area.*
5. That the developer works with the homeowner in lot 20 of Hickory Ridge to work out a plan for trees to be added to lot 20, as approved by Staff, prior to Final Recommendation of Approval. *The applicant met with City staff and the affected neighbors to the north prior to the City Council meeting. The applicant agreed to (and the plans show) units narrowed and shifted southward in order to preserve the existing vegetation along approximately 16 feet abutting the north property line in lieu of planting evergreen trees on the neighboring property.*

2. **Condominium Review Process** (Section 122-366-368). The condominium review process consists of a two step process as follows:

- a. **Step One: Preliminary Plan.** 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 including an environmental impact statement to document the information required in the subdivisions ordinance for tentative approval of a preliminary subdivision plat. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.
- b. **Step Two: Final Plan.** The second step in the process is to develop final site plans based on the approved preliminary plan and to submit the Master Deed and evidence of all state and county agency approvals. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.

3. **Zoning and Use** (Section 138-4.300). The site is zoned R-4 One Family Residential District Residential which permits one-family detached dwellings as permitted uses. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Proposed Site	R-4 One Family Residential	Vacant	Residential 3
North	R-4 One Family Residential	Hickory Ridge Subdivision	Residential 3
South	R-4 One Family Residential	Single family homes	Residential 3
East	R-4 One Family Residential	Shortridge Estates Subdivision	Residential 3
West	R-4 One Family Residential	Single family homes	Residential 3

4. **Site Layout** (Section 138-5.100-104 and 138- 5-200). Refer to the table below as it relates to the area, setback, and building requirements of the R-4 district.

Requirement	Proposed	Staff Comments
Avg. Min. Lot Width (Lot Size Variation option) 80 ft., no lot less 72 ft. (10%), 92 ft. corner lot	Avg. 80.05 ft., ranging from 72 to 115.73 ft., 92.5 ft. corner (Unit 12)	In compliance

Requirement	Proposed	Staff Comments
Avg. Min. Lot Area (<i>Lot Size Variation option</i>) 9,600 sq. ft., no lot less 8,640 sq. ft. (10%)	Avg. 9,517 sq. ft., ranging from 8,646 to 12,595 sq. ft.	In compliance
Max. Density 3.4 dwelling units/acre=13 units	12 units (2.4 units per acre)	In compliance
Max. Height 2.5 stories/30 ft.	2.5 stories/30 ft.	In compliance
Min. Front Setback 25 ft.	25 ft.	In compliance
Min. Side Setback (each/total) 10 ft./20 ft., 15 ft. side lot abutting corner	10 ft./10 ft., 27.5 ft. corner (Unit 12)	In compliance
Min. Rear Setback 35 ft.	35 ft.	In compliance
Min. Floor Area 912 sq. ft	2,200- 2,800 sq. ft.	In compliance
Max. Lot Coverage 30%	30%	In compliance

5. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that pertain to natural features protection.
 - a. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*). The Environmental Impact Statement (EIS) has been submitted that shows that this development will have no substantial harmful effects on the environment.
 - b. **Natural Features Setback** (*Section 138-9 Chapter 1*). The site does not contain any required natural features setbacks.
 - c. **Steep Slopes** (*Section 138-9 Chapter 2*). The site does not contain any regulated steep slopes.
 - d. **Tree Removal** (*Section 126 Natural Resources, Article III Tree Conservation*). As part of a previously approved plat, the site is not subject to the City's tree conservation ordinance; however the applicant still proposes to save over 35% of the trees.
 - e. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site does not contain any regulated wetlands.
6. **Landscaping** (*Section 138-12.100-308 and Section 122-304(7)*). Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
Street Trees Min. 1 deciduous per lot	None	The City shall plant street trees in the ROW after construction of the project is complete, the applicant shall pay \$200 per lot to account for this planting
Stormwater (375 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. =6 deciduous + 4 evergreen + 15 shrubs	6 deciduous 6 evergreen 21 shrubs	In compliance

- a. An irrigation plan must be submitted prior to staff approval of the final site plan.
7. **Architectural Design** (*Architectural Design Standards*). The proposed building elevations have not been submitted at this time. Individual homes must be designed to meet the intent of the Architectural Design Standards and will be reviewed under a separate permit issued by the Building Department.
8. **Entranceway Landscaping and Signs.** (*Section 138-12.306 and Chapter 134*). Entryway landscaping and signage is not indicated on the plans. If proposed, all signs must meet the requirements of *Section 138-12.306 and Chapter 134* of the City Code of Ordinances and be approved under separate permits issued by the Building Department.



From: Craig McEwen, Building Inspector/Plan Reviewer *CPM*
To: Kristen Kapelanski, Planning Department
Date: October 16, 2017
Re: Final - Common South Condo's – Review #1
Sidwell: 15-34-301-015 thru 017
City File: 05-011.2

The site plan review for the above reference project was based on the following drawing and information submitted:

Sheets: Boundary and Topographic Survey, Tree Survey, Final Site Condominium Plan, and LS-1

Approval recommended based on the following:

References are based on the Michigan Residential Code 2015.

1. Provide individual residence plot plans for code compliant site drainage at the time of individual building permit applications.
 - a. Lots shall be graded to fall away from foundation walls a minimum of 6 inches within the first 10 feet.

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building. Section R-401.3
 - b. Driveway slopes shall meet the following requirements:
 - i. Approach and driveway: 2% minimum – 10% maximum.
 - ii. Side-entry garage: 2% minimum, 4% maximum.
 - iii. Sidewalk cross-slope (including portion in the driveway approach): 1% minimum, 2% maximum is allowed but a design slope of 1.5% will allow for construction inaccuracies.
2. Show detectible warnings at sidewalk and pathway ramps located in the road right-of-ways.
 - a. Provide details complying with Americans Disability Act.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 4:30 p.m. Monday through Friday.



PARKS & FORESTRY DEPARTMENT
Ken Elwert, CPRE, Director

To: Sara Roediger
From: Gerald Lee
Date: October 23, 2017
Re: Commons South Condo's
Review #1
File #05-011.2

Forestry review pertains to public right-of-way (r/w) tree issues only.

Final Site Condominium Plan, Sheet 3 of 3

Please add the following note under 'Landscape Note.'

4. 'These requirements are incorporated into the plan.'

Landscape Plan, Sheet LS-1 of 1

Please identify the 25' corner clearance area at the northwest corner of Donaldson and Shortridge.

The white fir at the northeast corner of Donaldson and Shortridge needs to be shown a full 10' from the sidewalk.

Forestry does not recommend planting Colorado spruce because of multiple disease problems and susceptibility to blow down in wind storms. White or Norway spruce would be a better choice. White pine is also acceptable.

GL/cf

cc: Sandi DiSipio, Planning Assistant
Maureen Gentry, Planning Assistant



PARKS & FORESTRY DEPARTMENT
Ken Elwert, CPRE, Director

To: Sara Roediger
From: Gerald Lee
Date: October 25, 2017
Re: Commons South Condo's
Review #1, Engineering pages missing from final plan
File #05-011.2

Forestry review pertains to public right-of-way (r/w) tree issues only.

No additional comment to the memo sent 10/23/17.

GL/cf

cc: Sandi DiSipio, Planning Assistant
Maureen Gentry, Planning Assistant



DPS/Engineering
Allan E. Schneck, P.E., Director

From: Jason Boughton *JAB*
To: Kristen Kapelanski, AICP, Manager of Planning & Development
Date: November 3, 2017
Re: The Commons South Condo, City File #05-011.2, Section #34
Final Site Condo Plan Review #1

Engineering Services has reviewed the site plan received by the Department of Public Services on October 16, 2017 for the above referenced project. Engineering Services recommends Final Site Condo plan approval with no comments.

JB/jb

c: Allan E. Schneck, P.E., Director; DPS
Paul Davis, P.E., Deputy Director/City Engineer; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineer; DPS

Sheryl McIsaac, Office Coordinator; DPS
Sandi DiSipio; Planning & Development Dept.
Russ George, Engineering Aide; DPS
File



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: William Cooke, Assistant Chief / Fire Marshal
To: Planning Department
Date: November 7, 2017
Re: Commons South Condo's

SITE PLAN REVIEW

FILE NO: 05-011.2

REVIEW NO: 1

APPROVED X

DISAPPROVED _____

The Fire Department has reviewed the above referenced documents for compliance with the International Fire Code, 2006 Edition as well as local ordinances and has no objections to approving the said development, contingent upon the following items being addressed:

1. Provide documentation, including calculations that a flow of 1000 GPM can be provided. *IFC 2006 508.4*
 - Fire flow data can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640.
2. 1000 GPM is adequate fire flow for single family residential units constructed of wood (Type VB) that have a fire area less than 3600 square feet. *(IFC 2006 B105.1)*. Provide a note on sheet 1 describing the average home size and construction type for code compliance verification.

Final approval will be provided once these items have been addressed and submitted to the Fire Marshal's Office for review.

William A. Cooke
Assistant Chief / Fire Marshal