



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2011-0329

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572
DATE: July 29, 2011
SUBJECT: Request for a Tree Variance from the 37% preservation requirements of the Tree Conservation Ordinance for property on Mill Race, north of Washington Rd., proposed for a land division for four residential parcels

REQUEST:

Approval of a Tree Variance from the 37% requirement of the City’s Tree Conservation Ordinance for property on Mill Race, proposed to be divided into four residential parcels.

BACKGROUND:

Mr. Howard Elandt has requested via letter relief from the 37% Preservation requirement for Single Family developments.

Attached is a staff report that provides an overview of the issues associated with this request. Also attached is Mr. Elandt’s letter; a letter from his arborist, an aerial, the Certificate of Survey showing the proposed 4 parcels, and an updated tree survey that eliminates the Ash Trees from the original survey conducted in 2005. City Council may grant a Variance from the Tree Conservation Ordinance when undue hardship may result from strict compliance. Specific language from the Ordinance is attached in the Staff report.

The neighbors adjoining the property were notified of the meeting to hear the request.

RECOMMENDATION:

Staff does not make recommendation in matters of Variances regardless of the development standard that relief is being requested from. To that end, we have provided a draft Resolution that offers a choice of approving the Variance and listing the findings in the affirmative or denying and listing the findings in the negative.

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