



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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[www.rochesterhills.org](http://www.rochesterhills.org)

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Legislative File No: 2012-0208 V2

**TO:** Mayor and City Council Members

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

**DATE:** July 6, 2012

**SUBJECT:** Request for Approval of the Preliminary Site Condominium Plan for Somerset Pines, a proposed 41-unit site condo development on 19 acres, located on South Boulevard, between Crooks and Adams, zoned R-4, One-Family Residential, MV Somerset Properties, LLC, Applicant

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**REQUEST:**

Approval of the Preliminary Site Condominium Plan for Somerset Pines, a 41-unit, single-family site condo development on approximately 19.2 acres of land, located on South Boulevard, between Crooks and Adams. The proposed site abuts Pine Trace Golf Course on the west and north and Walnut Brook Estates on the east. Across South Boulevard, in Troy, is residential.

**BACKGROUND:**

In addition to the lots proposed, the northern and western portions of the site have designated wetlands totaling 2.5 acres regulated by the DEQ and the City. There will be 3.6 acres of private open space, including the wetland and a detention pond. The site proposes an oblong road with a landscaped boulevard entrance. The applicant proposes a rain garden/infiltration trench for surface drainage and water quality control along the rear of homes on the east and west sides of the property. The Planning Commission granted Natural Features Setback Modifications for the construction of the rain garden on several lots, and for construction of a storm water energy dissipater to the north side of the detention pond.

The Planning Commission recommended approval of the Preliminary Site Condominium Plan, and granted the Natural Features Setback Modifications, on June 26, 2012, with conditions in the attached Resolution. Since the land was platted prior to the Tree Conservation Ordinance, the Ordinance does not apply to the development; however, the applicant is proposing replacement trees, and has stated that he would save many trees on the perimeter of the development. The applicant is using the lot size variation option permitted by Section 138-5.200 of the City's Zoning Ordinance. The lot widths and areas comply with the lot size variation requirements.

The applicable departments and outside agencies have reviewed the Plan and recommend approval, with the exception of the Fire Department. The applicant has met all of the Fire Department's comments with the exception of one requirement of the Fire Code that affects the location of site entrances. The applicant is working with the Fire Department to address this comment which may alter the layout of the boulevard entrance and the lots that abut South Boulevard, but will not impact the overall number of lots in the development or substantively impact the layout of lots within the development. Resolution to this issue is expected prior to Council's consideration.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of the Preliminary Site Condominium Plan for Somerset Pines, City File No. 06-012.2, consisting of 41-units on Parcel Nos. 15-32-300-007, -008, -009 and -010.

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<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
Department Review		
Department Director		
Mayor		
City Council Liaison		

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