



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
248.656.4630  
[www.rochesterhills.org](http://www.rochesterhills.org)

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Legislative File No: 2016-0032 V2

**TO:** Mayor and City Council Members

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

**DATE:** March 4, 2016

**SUBJECT:** Request for Preliminary One-Family Site Condominium Plan Approval for Bloomer Woods Site Condominiums, City File No. 15-006, Lombardo Homes, Applicant

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**REQUEST:**

Approval of the Preliminary Site Condominium Plan for Bloomer Woods, a 30-unit, single-family site condo development on approximately 12.8 acres, located on the east side of John R, north of Avon. The site is zoned R-3 One Family Residential with an MR Mixed Residential overlay.

**BACKGROUND:**

The site is surrounded has R-3 residential zoning with an MR Mixed Residential Overlay to the north and developed with the City-owned detention system; to the south, it is zoned the same and developed with homes; to the west, across John R it is zoned R-3 and developed with homes; to the east it is zoned Manufactured Housing Park and developed with the Rochester Estates manufactured housing park; and to the south, across Avon, it is zoned Industrial and developed with businesses.

The development is using the lot size averaging option, with lot widths ranging from 81 to 107.5 feet and areas ranging from 10,800 sq. ft. to 20,581 sq. ft. The development proposes a density of 2.3 units per acre; less than 2.9 units per acre permitted. Storm drainage will be detained onsite with a detention pond at the north end of the development and released to a storm sewer on John R, thereby improving drainage issues for the adjacent subdivision. The site will be accessed from John R.

The plans have received a conditional recommendation of approval from the City's Engineering Department subject to several conditions, which will not impact the site layout and which may be handled during construction plan review and approval. Because the land is unplatted, the Tree Conservation Ordinance applies to this development. There are 449 regulated trees on site, and the applicant is proposing to preserve 37.6% of the trees (169 trees). There are small, low quality wetlands on the site, and a Wetland Use Permit is also required (please see 2016-0033 V2).

The Planning Commission recommended approval of the Preliminary Site Condominium Plan and Wetland Use Permit and granted a Tree Removal Permit and Natural Features Setback Modifications on February 16, 2016, with conditions in the attached Resolution. The minutes from that meeting are included.

The applicant held a meeting at the Rochester Hills Library on December 1, 2015 for the neighbors, but only one resident appeared after a 1,000 foot mailing. Mr. Westphal, the project’s Landscape Architect also met with the owner of Rochester Estates to explain the buffering on the property line it shares, and the owner was satisfied with the extra landscaping proposed.

The applicable departments and outside agencies have reviewed the plan and recommend approval. The plans are technically compliant, and staff recommends approval. Should the City Council approve the Preliminary Plan then the applicant would proceed with preparing the Engineering Construction documents, obtaining all outside agency approvals and permits and preparing the Master Deed and By-laws. Once completed and approved the matter will again be presented to the Planning Commission and City Council for Final approval.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of the Preliminary Site Condominium Plan for Bloomer Woods, City File No. 15-005, consisting of 30-units on 12.8 acres located on the east side of John R, north of Avon.

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