



## Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP  
Date: 10/13/2016  
Re: **Devondale Site Condos (City File #15-017)**  
**Final Site Condominium Plan - Planning Review #1**

The applicant is proposing to construct a 4-unit, single-family site condominium development on 1.96 acres on the east side of Devondale Road between Austin Avenue and Auburn Road. 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 in other review letters and below are minor in nature and can be addressed during final site plan review following preliminary review by the Planning Commission and City Council.

1. **Background.** This project has received Preliminary Site Condominium Plan approval from City Council on May 2, 2016, following a recommendation for approval by the Planning Commission on April 19, 2016 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 not have substantially harmful effects on the environment.
5. Remaining items to be addressed on the plans may be incorporated on the final condominium plan without altering the layout of the development.

#### Conditions:

1. Provide all off-site easements, on-site conservation easement and agreements for approval by the City prior to issuance of a Land Improvement Permit. *Must be provided before LIP.*
  2. Payment of \$800 into the tree fund for street trees, prior to issuance of a Land Improvement Permit. *Must be provided before LIP.*
  3. Approval of all required permits and approvals from outside agencies. *Must be provided before LIP.*
  4. Compliance with all applicable staff memos, prior to Final Site Condo Plan Approval. *Must be provided before Building Permit Approval.*
  5. Submittal of By-Laws, Master Deed and Exhibit B's for the condominium association along with submittal of Final Preliminary Site Condo Plans. *Must be provided before prior to the Engineering Department issuing Preliminary Acceptance of any site improvements.*
6. **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.

7. **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	Regional Employment Center
North	R-4 One Family Residential	Vacant	Regional Employment Center
South	R-4 One Family Residential	Single family homes	Regional Employment Center
East	R-4 One Family Residential	Vacant	Regional Employment Center
West	R-4 One Family Residential	Single family homes/Vacant	Regional Employment Center

8. **Site Layout and Access** (Section 138-5.100-101 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 80 ft.	80+ ft.	In compliance
Avg. Min. Lot Area 9,600 sq. ft.	18,000+ sq. ft.	In compliance
Max. Density 3.4 dwelling units/acre=6 units	4 units (2.04 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.	10 ft./20 ft.	In compliance
Min. Rear Setback 35 ft.	35 ft.	In compliance
Min. Floor Area 912 sq. ft	1,600 sq. ft.	In compliance
Max. Lot Coverage 30%	30%	In compliance

9. **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). An EIS meeting ordinance requirements has been submitted.
- 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). The site is not subject to the City's tree conservation ordinance as the site was subdivided prior to the enactment of the tree preservation ordinance. Despite the non-application of the trees conservation ordinance, the City continues to stress the importance of tree preservation and challenges the applicant to preserve as many trees as possible during construction.
- e. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site does not contain any regulated wetlands.

10. **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 = 4 deciduous	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

11. **Architectural Design** (*Architectural Design Standards*). Proposed building elevations have been submitted that meet the intent of the Architectural Design Standards; however individual homes will be reviewed under a separate permit issued by the Building Department.
12. **Entranceway Landscaping and Signs.** (*Section 138-12.306 and Chapter 134*). Entryway signage and landscaping is not indicated on the plans. If such treatments are proposed, a note should be added to the plans that states that 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.



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

JRB

From: Jason Boughton, AC  
To: Sara Roediger, Manager of Planning  
Date: October 12, 2016  
Re: Devondale Site Condominium, City File #15-017, Section 29  
Site Plan Review #3

Engineering Services has reviewed the site plan received by the Department of Public Services on October 4, 2016 for the above referenced project. All comments from site plan review #2 have been addressed.

JRB/bd

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

Paul Shumejko, MBA, M.S., P.E., PTOE, Transportation Engineer; DPS  
Keith Depp, Staff Engineer; DPS  
Sheryl McIsaac, Office Coordinator; DPS  
Sandi DiSipio; Planning & Development Dept.



Maureen Gentry <gentrym@rochesterhills.org>

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**RE: Devondale Site Condos**

1 message

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**John D. Staran** <jstaran@hsc-law.com>  
To: Maureen Gentry <gentrym@rochesterhills.org>

Thu, Oct 13, 2016 at 9:31 AM

I have reviewed and have no comment nor objection.



**John D. Staran**

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**From:** Maureen Gentry [mailto:gentrym@rochesterhills.org]  
**Sent:** Thursday, October 13, 2016 7:15 AM  
**To:** John D. Staran  
**Subject:** Re: Devondale Site Condos