



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2013-0302 V4

TO: Mayor and City Council Members

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

DATE: October 10, 2014

SUBJECT: Request for Final Approval of Regal Estates Site Condominiums, a proposed nine-unit development east of John R, north of Auburn

REQUEST:

Approval of the Final Site Condominium Plan for Regal Estates Site Condominiums, a nine-unit detached residential development on 3.5 acres located on the north side of DeMar, east of John R, north of Auburn, zoned R-4, One Family Residential.

BACKGROUND:

The applicant wishes to develop nine site condo units located on DeMar between John R and Dequindre. One-family detached dwellings are permitted in the R-4 zoning district, and the site is surrounded by R-4 zoning and developed with homes. Access for the units would be from DeMar to an internal stub street called Jewell, with the exception of one unit that will front DeMar. DeMar dead ends on the east end of the property, and a Sidewalk Waiver is also requested from City Council for DeMar only (please see File No. 2013-0365). Interior sidewalks on Jewell are proposed.

The project does not require a Wetland Use Permit for the wetland onsite, as there are no impacts proposed. The City's environmental consultant, ASTI, does recommend that any temporary natural Features Setback impacts from construction activities, the detention pond to the south and the Level Spreader associated with Lot 5, must be restored to original grade and seeded with an approved seed mix.

The City Council approved the Preliminary Plan on September 16, 2013, after a unanimous recommendation of approval from the Planning Commission. The various City departments have no issues with the Final Plan, which by Ordinance must be, and is, consistent with the Preliminary Plan. The Planning Commission unanimously recommended approval of the Final Site Condominium Plan on September 16, 2014 with the findings and conditions included in the attached Resolution.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Final Site Condominium Plan for Regal Estates Site Condominiums, a proposed nine-unit development on DeMar, north of Auburn, east of John R (City File No. 13-001).

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

i:\pla\development reviews\2013\13-001 regal estates\cc mtg. 10-20-14\agenda summary final.doc