



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

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Legislative File No: 2005-0065

TO: Mayor and City Council Members

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

DATE: April 11, 2005

SUBJECT: Grace Parc, (City File No. 04-011) a proposed subdivision in Section 34

REQUEST:

The purpose is to discuss tentative approval of the preliminary plat for Grace Parc Subdivision, located north of South Boulevard between Rochester & Livernois Roads.

BACKGROUND:

Grace Parc is a 16-lot single-family subdivision on 5.958 acres zoned R-4, One-Family Residential. Located north of Grace Avenue and south of McComb, the development includes a connection with McComb and a stub street to the west. Although two lots front onto Grace Avenue, there is no direct vehicular connection.

At its February 1, 2005 meeting, the Planning Commission considered a proposed street and lot layout for Grace Parc Subdivision that involved 15 lots and a vehicular connection between McComb (a public street) and Grace Avenue (a private street). This item was postponed until the applicant prepared possible alternative layouts. After review of the three layouts submitted by the applicant, the Planning Commission requested at its February 15, 2005 meeting that the applicant submit a tentative preliminary plat consistent with alternative one.

A preliminary plat consistent with alternative one was submitted by the applicant on February 24, 2005 and distributed for review relative to technical compliance. As with the original submittal, the applicant is utilizing the lot size variations option permitted by Section 138-1112 of the City's Zoning Ordinance. This option allows lots to have an area and width not greater than 10 percent below that required by the R-4 zoning district. In other words, each lot must be at least 8,640 square feet in area and have a width at the minimum front setback of at least 72 feet for internal lots and 92 feet for corner lots.

All proposed lots meet or exceed these minimum requirements. Also, the average lot size of 11,465.54 square feet far exceeds the minimum requirement of 9,600 square feet. Further, the 2.7 lots per acre density is less than the maximum of 3.4 lots per acre permitted by the lot size variations option. In addition to the 16 lots, a detention area is being created.

At its March 15, 2005 meeting, the Planning Commission granted a Tree Removal Permit for this project with three findings and eight conditions. It also recommended tentative approval of the preliminary plat with six findings and 17 conditions. All of the 25 conditions have either been addressed in a satisfactory manner on the preliminary plat dated received March 22, 2005 or included as conditions in the enclosed resolution. The preliminary plat is now ready for your consideration.

RECOMMENDATION:

Both the Planning Commission and staff recommend City Council grant tentative approval of the preliminary plat for Grace Parc Subdivision consisting of 16 lots and a detention area on Parcel Nos. 15-34-402-035 and -057.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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