



Planning and Economic Development

Ed Anzek, AICP, Director

From: Ed Anzek
To: Planning Commission
Date: 9/27/2011
Re: Little Winkler density (City File #05-042)

Staff has recently been contacted by a home builder who is looking to build Single Family Homes in a development known as Little Winkler. Little Winkler is/was a 10 unit Site Condominium development consisting of 7.32 acres located off Dequindre Road abutting the northern corporate limit of Rochester. The Preliminary Site Plan for the development was approved by the Planning Commission on October 17, 2006 and by City Council on November 15, 2006. Plans containing the noted conditions for approval were submitted and approved by staff on November 6, 2007.

Staff would offer the following statements associated with this development:

- Based on Department records no extensions were ever requested. An extension request would have been due to our offices before November 6, 2008. Prelim site plans expire one year after approval. In this case November 7, 2008
- In February 2009, the City adopted a Zoning Ordinance/Zoning Map that included a new category of Residential Estate, RE. The need for this district was identified in the Master Land Use Planning Process as a means to protect and maintain the existing character of the large lot developments in the north eastern and north central part of the city along with the large lot neighborhood immediately west of the city hall complex.
- The 7.3 acres in question was rezoned to RE. Each property owner whose land(s) were proposed to be rezoned to RE was notified. The owner of this parcel is on the list and was notified.
- The RE Zoning District requires a 1 acre minimum lot size (43,560 square feet) and a minimum 120 foot lot width. The previous zoning, under which the Preliminary Site Plan was approved, was R-1, requiring 90 foot wide lots and 18,000 square feet (40% of an acre).
- Developing under the RE would permit an estimated 5 lots accounting for road way and storm water detention.
- Staff has concluded that the only means to restore the Little Winkler development as approved in 2007 would be to rezone the land to R-1 thereby reestablishing the same development standards as before.

Staff would suggest the question before the Planning Commission is to reevaluate the parcel in light of the surrounding densities as to compatibility and recommend that the RE remain or the R-1 District would be more appropriate. Staff will provide the densities for the developments to the north, east across Dequindre, south into Rochester, and west at the Tuesday evening meeting.

The land owner and home builder will be present to discuss this with the Planning Commission.

Thank you.