



## Legislation Details (With Text)

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**File created:** 2/2/2023      **In control:** City Council Regular Meeting

**On agenda:**      **Final action:** 5/22/2023

**Title:** Request for Preliminary Site Condominium Plan Approval - South Oaks Site Condominiums, a proposed 9-unit detached single family condominium development on approximately 4.8 acres located on the north side of South Blvd., between Coolidge and Crooks, Parcel No. 15-32-376-078, zoned R-4 One Family Residential, Bruce Michael, South Oaks, LLC, Applicant

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 052223 Agenda Summary.pdf, 2. Public Comment for City Council.pdf, 3. Site Plan 022123.pdf, 4. Plans Pt 1.pdf, 5. Plans Pt 2.pdf, 6. Plans Pt 3.pdf, 7. Aerial.pdf, 8. Revised Landscape Plan.pdf, 9. Revised Wetland Plan.pdf, 10. Floor Plans & Elevations (Huron).pdf, 11. Rendering (Huron).pdf, 12. Floor Plans & Elevations (Chelsea).pdf, 13. Minutes PC 050223 (Draft).pdf, 14. Minutes PC 022123.pdf, 15. Staff Report 050223.pdf, 16. Staff Report 022123.pdf, 17. Presentation.pdf, 18. Rochester Housing Solutions Overview.pdf, 19. Development Application.pdf, 20. Revised EIS 031623.pdf, 21. EIS.pdf, 22. Response Table 041023.pdf, 23. Response Table 031622.pdf, 24. Response Table 121422 .pdf, 25. Attorney Letter 041323.pdf, 26. Attorney Letter 031623.pdf, 27. Letter from Applicant 032023.pdf, 28. Three Oaks Communities LLC letter 121022.pdf, 29. Staran letter 041123.pdf, 30. Staran Email 030722.pdf, 31. Q&A and Attendance.pdf, 32. Applicant Email to Residents 031623.pdf, 33. ASTI Wetland Letter 041123.pdf, 34. ASTI Wetland Letter 032423.pdf, 35. Bergman Traffic Memo 120222.pdf, 36. EGLE letter 120821.pdf, 37. Public Comment 050223.pdf, 38. Public Comment 022123.pdf, 39. Public Hearing Notice 050223.pdf, 40. Public Hearing Notice 022123.pdf, 41. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
5/22/2023	3	City Council Regular Meeting		
5/2/2023	2	Planning Commission	Recommended for Approval	Pass
2/21/2023	1	Planning Commission	Postponed	Pass

Request for Preliminary Site Condominium Plan Approval - South Oaks Site Condominiums, a proposed 9-unit detached single family condominium development on approximately 4.8 acres located on the north side of South Blvd., between Coolidge and Crooks, Parcel No. 15-32-376-078, zoned R-4 One Family Residential, Bruce Michael, South Oaks, LLC, Applicant

**Resolved,** that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for South Oaks Condominiums, based on plans dated received by the Planning Department on March 16, 2023 and supplemented with an updated sheet 6 dated April 7, 2023 and updated landscape plans received April 10, 2023, with the following findings and subject to the following conditions.

**Findings**

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from South Blvd., thereby promoting safety and convenience of vehicular traffic both within the site and on the adjoining street.

3. Adequate utilities are available to the site.
4. The preliminary plan represents a reasonable street and lot layout and orientation.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
6. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
7. The requested modification for sidewalks to be located solely on the east side of Rouge Ct. is warranted due to the limited number of home sites and the home being located only on one side of the street, the same as the revised sidewalk location.

**Conditions**

1. Address all applicable comments from other City departments and outside agency review letters, prior to final site condominium approval.
2. Provide a landscape bond in the amount of \$108,150, plus the cost of the additional noted storm water basin plantings, inspection fees, etc. as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.