

CITY COUNCIL ACTION REPORT

February 27, 2007

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services
Mark F. Miller, Planning Director

SUBJECT: Preliminary Site Condominium Review – Timbercrest Farms Site Condominium, south of Wattles, west of Fernleigh, Section 24 – R-1C

Background:

- The Planning Commission recommended preliminary approval of Timbercrest Farms Site Condominium on February 13, 2007. The Planning Commission recommended that the applicant provide 6 feet between the east property line and the Timbercrest Court sidewalk. The site plan was revised to reflect this recommendation.
- The applicant proposes a 32-unit site condominium on a 12.1-acre parcel.
- The parcel is zoned R-1C One Family Residential. The applicant is utilizing the lot averaging option, which allows a 10 percent reduction in lot area, to 9,540 square feet, and a 10 percent reduction in lot width, to 76.5 feet.
- The applicant proposes filling approximately 0.25 acres of State-regulated wetlands. King & MacGregor Environmental Inc. submitted a Wetland Permit application to the Michigan Department of Natural Resources on August 4, 2006 on behalf of the applicant. The applicant requires MDEQ approval of the Wetland Permit prior to Final Site Condominium Approval.

Financial Considerations:

- There are no financial considerations associated with this item.

Legal Considerations:

- City Council has the authority to grant preliminary site condominium approval.

Policy Considerations:

- The item is consistent with City Council Goal III (Retain and attract investment while encouraging redevelopment) and Goal V (Maintain relevance of public infrastructure to meet changing public needs).

Options:

- City Council may approve or deny the preliminary site condominium.

Attachments:

1. Maps.
2. Draft minutes from February 13, 2007 Planning Commission Regular meeting.
3. Letter of opposition.

Prepared by RBS/MFM

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SITE CONDOMINIUM SITE PLAN REVIEW
PROPOSED TIMBERCREST FARMS SITE CONDOMINIUM
W SIDE OF FERNLEIGH, S OF WATTLES
SEC. 24 (R-1C, 33 LOTS/UNITS PROPOSED)

E WATTLES

PROPOSED PRESERVES OF
TIMBERCREST SITE CONDOMINIUM

GENICK

GATE

SUBJECT PROPERTY

KETTLE

FORGE

HORSESHOE

HISTORIC

FERNLEIGH

BIRCHDALE

ASHBURY

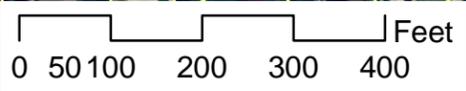
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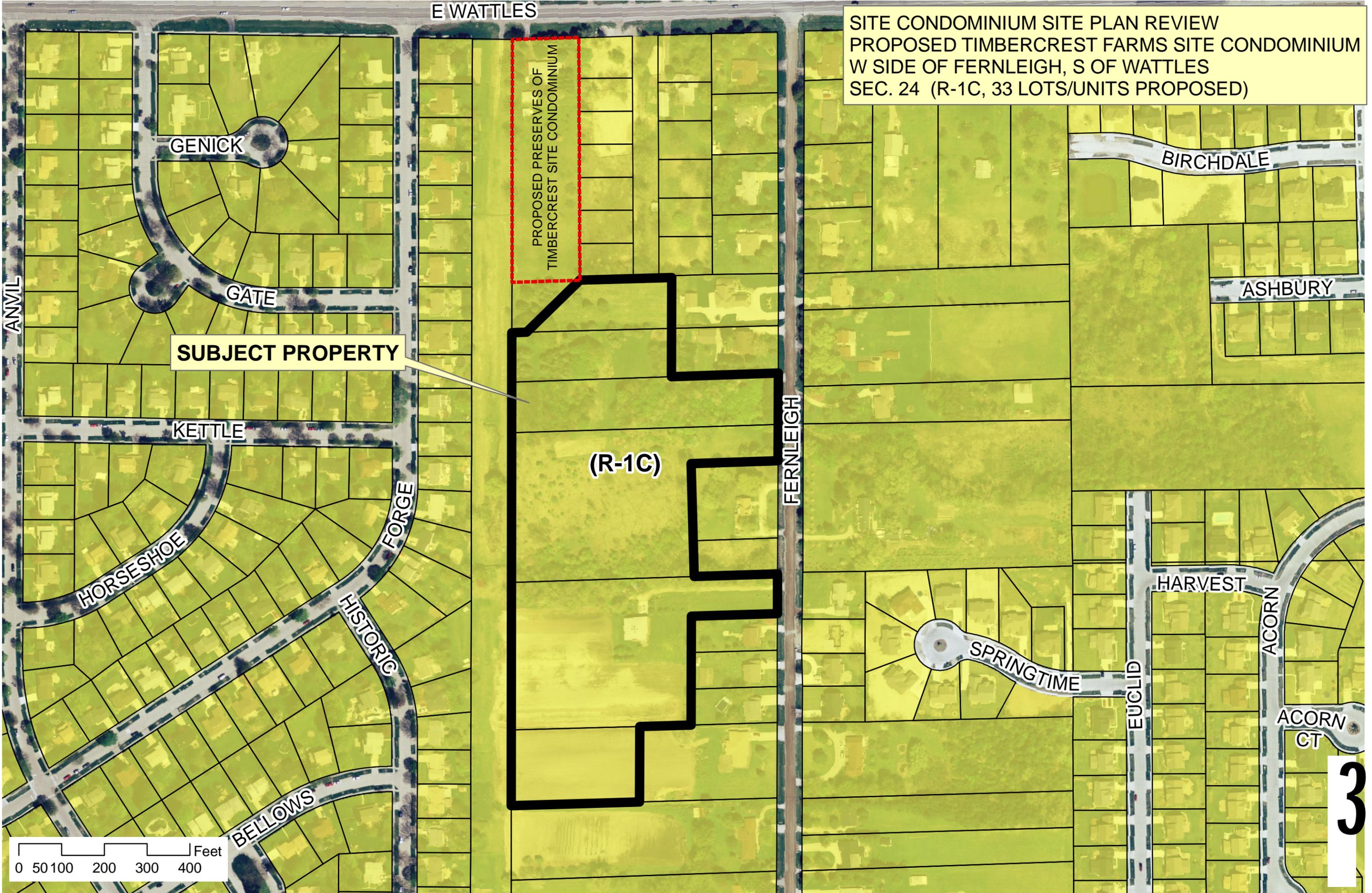
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BELLOWS

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(R-1C)

FERNLEIGH

BIRCHDALE

ASHBURY

HARVEST

SPRINGTIME

EUCLID

ACORN

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CT

0 50 100 200 300 400 Feet

3

SITE CONDOMINIUM SITE PLANS

9. **SITE PLAN REVIEW** – Timbercrest Farms Site Condominium, 32 units/lots proposed, South of Wattles Road, West of Fernleigh, Section 24, Zoned R-1C (One Family Residential) District

Principal Planner Savidant provided a summary of the Planning Department report for the Planning Commission.

Chairperson Schultz clarified the number of units is on the site plan is 32.

Principal Planner Savidant verified that there were 32 units on the site plan.

There was no one member of the public present to speak.

Elaine Simpson, 50215 Schoenherr, was present representing the applicant. She stated there are 32 units and an outlot.

Commissioner Vleck stated that on the court where lots 51, 52, 53, and 54 are located, the sidewalk goes all the way to the property line. He asked if it would be possible to shorten that street to obtain additional landscaping between the sidewalk and the property line.

Nader Wehbe, 25775 W. 10 Mile Rd., Southfield, Engineer for the development, was present. He responded that they have just reduced it by five feet so the sidewalk is now 6 feet from the property line.

Chairperson Schultz asked if the Planning Department has an alternative site plan that is different from the one which the Planning Commission has.

Principal Planner Savidant replied no.

Mr. Wehbe clarified that the change can be made and in fact, has been made at the site construction stage in their offices; he continued that this is a minor change.

Commissioner Vleck asked for clarification of where the outlot was located.

Mr. Wehbe stated that the out lot is east of the cul-de-sac, east of lot 53.

Principal Planner Savidant stated that the outlot is not marked on the site plan.

Planning Director Miller informed the Planning Commission that an out lot can not be created as part of a site condominium and requested clarification by the petitioner.

Ms. Simpson responded that they originally submitted 33 lots. After it was reviewed by the Planning Department, we were informed that the 33rd lot could not be included in the application.

Planning Director Miller stated that it will just not be part of the site condominium and technically it is going to be split from the development and will not be part of the development.

Resolution # PC-2007-02-

Moved by: Vleck
Seconded by: Kerwin

RESOLVED, That the Planning Commission recommends to City Council, that the Preliminary Site Plan (Section 34.30.00 Unplatted One-Family Residential Development), as requested for Timbercrest Farms Site Condominium, including 32 units, located south of Wattles and west of Fernleigh, Section 24, within the R-1C zoning district, be granted, subject to the following conditions:

1. The stub street between lots 51 be shortened to allow for a minimum of six feet between the edge of the sidewalk and the property line to the east.

Yes: All present (5)
No: None
Absent: Littman, Strat, Troshynski, Wright

MOTION CARRIED

Paula P Bratto

From: Dennis Smith [dsmith@abilita.com]
Sent: Sunday, January 28, 2007 9:30 AM
To: Paula P Bratto
Subject: Timbercrest Farms Site Condominium

To whom it may concern,

I received this card in the mail regarding a development of condominiums in my backyard on Forge Drive. I only have one question. Why do you even send out notices like this. It is quite apparent that no matter our feelings are that this is going to go forward. I do not understand why it is necessary to build buildings (residential and commercial) on every single piece of available footage in the city. I have been in Troy for 25 years and I am currently looking to get out of here due to the decisions of our planning commission and our elected officials in general. This used to be a nice community but for some reason you want to build it into some type of community where you can't even spit without hitting a neighbor. Have you driven up and down Big Beaver recently between John R and Coolidge. There sure are a lot of for lease signs along that stretch of road.

Personally I don't subscribe to your build it and it will get better theory which you obviously live by. As to the notice, I am sure it is not a notice for discussion but one telling us what you are going to do no matter what we like. I suspect the only reason you sent out a notice is because there probably is some legal statute that has to be met before building starts.

You keep build and I will work at leaving what used to be a nice community to live in.

Dennis Smith

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fax: 248-928-0984

mobile: [248-722-9811](tel:248-722-9811) 

Timbercrest Farms Site Condominium
Preliminary Site Plan/Grading Plans
are included with Council's agenda packets
and available for viewing at the
City Clerk's Office and the Troy Public Library