



CITY COUNCIL ACTION REPORT

October 1, 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 – Adams Road Site Condominium, East side of Adams, South of South Boulevard, Section 6 – R-1A

Background:

- The Planning Commission recommended approval of Adams Road Preliminary Site Condominium Plan at the September 11, 2007 Regular meeting.
- The applicant is proposing a 5-unit site condominium on a 4.98-acre parcel. The development will utilize the One-Family Cluster Option (Section 34.70.00) which provides for reduced lot sizes and setbacks. The applicant is required to provide at least 30% open space; at least 25% of the open space shall be non-regulated wetlands.
- The applicant prepared a parallel plan that indicates that five units can be developed on the property using conventional R-1A area and bulk requirements.

Financial Considerations:

- There are no financial considerations for this item.

Legal Considerations:

- City Council has the authority to act on this application.

Policy Considerations:

- Approval of the site condominium would be consistent with City Council Goal I (Enhance the livability and safety of the community) and Goal III (Retain and attract investment while encouraging redevelopment).

Options:

- City Council can approve the Preliminary Site Condominium Plan as submitted or with conditions.
- City Council can deny the Preliminary Site Condominium Plan.
- City Management recommends approval of the Adams Road Preliminary Site Condominium Plan.

Attachments:

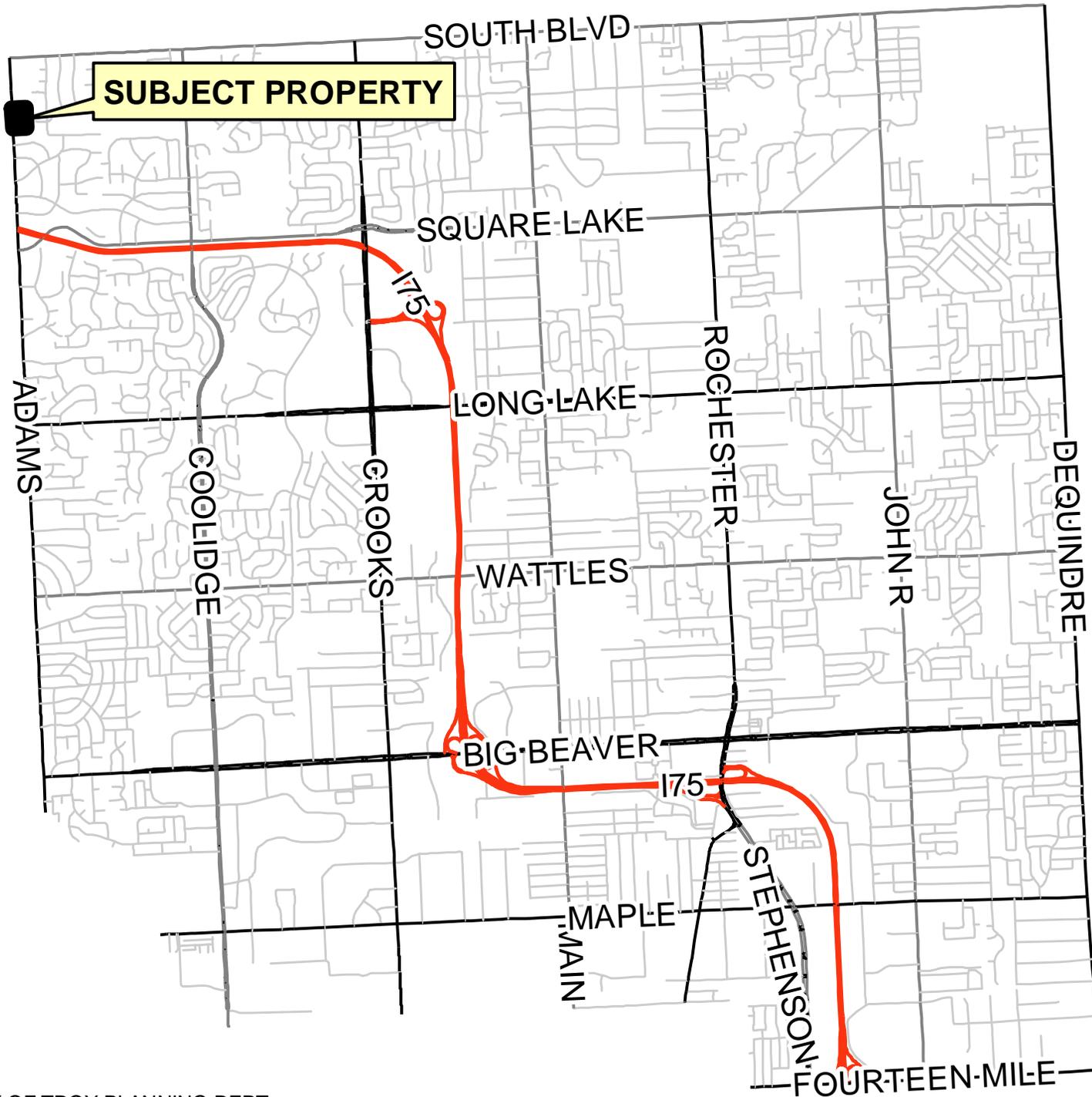
1. Maps.
2. Minutes from the September 11, 2007 Planning Commission Regular meeting.

Prepared by RBS/MFM

cc: Applicant
File/Adams Road Site Condominium

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CITY OF TROY



SITE CONDOMINIUM
SITE PLAN RENEWAL
PROPOSED ADAMS ROAD SITE CONDOMINIUM
E SIDE ADAMS, S OF SOUTH BLVD.
SEC. 6 (R-1A)

BLOOMFIELD TOWNSHIP

SUBJECT PROPERTY

ADAMS

DONEGAL

KILLARNEY

JUBLIN FAIR

LAKE CHARNWOOD

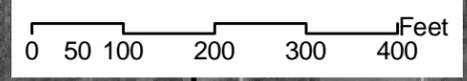
BEACH

LIMERICK

TEWKSBURY

MALVERN

RETRY



BLOOMFIELD TOWNSHIP

ADAMS

SUBJECT PROPERTY

R-1A

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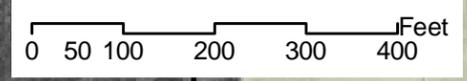
E-P

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TEWKSBURY

MALVERN

RETRY



SITE CONDOMINIUM SITE PLAN

10. **SITE CONDOMINIUM SITE PLAN REVIEW** – Adams Road Site Condominium (Renewal), 5 units/lots proposed, East Side of Adams, South of South Boulevard, Section 6, Zoned R-1A (One Family Residential) Districts

Mr. Littman, who lives in the area of the proposed development, asked to be excused from voting on this item. He said he feels he cannot make an unbiased decision on the matter, but he has no direct financial interest in the proposed development.

Ms. Lancaster advised the members that a vote to excuse Mr. Littman would be in order because there is no financial interest involved on his part.

Resolution # PC-2007-09-145

Moved by: Strat
Seconded by: Tagle

RESOLVED, To excuse Member Littman from voting on this item, based on the inability to make an impartial decision.

Yes: Littman, Strat, Tagle, Vleck, Wright
No: Hutson, Kerwin, Schultz, Troshynski

MOTION CARRIED

[Mr. Littman exited the Chambers.]

Mr. Savidant presented a summary of the Planning Department report on the proposed site condominium development, and reported it is the recommendation of City Management to approve the application, as submitted. Mr. Savidant noted the site plan indicates that underground storm water detention would be utilized, and that the City does not accept ownership and responsibility for the maintenance of underground detention facilities.

The petitioner, David Donnellon of Design Resources, 3445 Citation Drive, Clarkston, was present. Mr. Donnellon confirmed that the site plan drawings before the Commission are the same plans as previously submitted.

There was discussion on the site plan submission as relates to the appropriate signature and date on the plans and the requirement of sealed plans.

There was discussion on the underground detention facilities.

- Background/history of site condominium developments who own/maintain their detention facilities.
- Potential problems for site condominium association.
- Financial responsibility/potential cost to site condominium association.

Discussion continued on potential water problems. The members addressed communications received from two residents voicing concerns with the impact that the development might have in the area.

Ms. Kerwin noted that a cluster development as proposed would preserve many of the trees.

Mr. Donnellon stated that the improvements would be in the uplands, not the wetlands; and assured the members that he has no plans to do anything in the wetlands.

Chair Schultz opened the floor for public comment.

There was no one present who wished to speak.

The floor was closed.

Resolution # PC-2007-09-146

Moved by: Vleck

Seconded by: Strat

RESOLVED, That the Planning Commission recommends to City Council, that the Preliminary Site Plan (Section 34.70.00 One-Family Cluster Option), as requested for Adams Road Site Condominium, including 5 units, located on the east side of Adams, south of South Boulevard, Section 6, within the R-1A zoning district be granted, subject to the following condition:

1. All plans be re-dated, sealed and signed.

Yes: Hutson, Kerwin, Schultz, Strat, Tagle, Troshynski, Vleck, Wright

Abstain: Littman

MOTION CARRIED

[Mr. Littman returned to the meeting.]

Adams Road Preliminary Condominium
Site Plan

is included with Council agenda packets
and available for public viewing at the
City Clerk's Office and the Troy Public Library