



## CITY COUNCIL ACTION REPORT

November 14, 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 Approval – Crestwood Site Condominium, Phase 2, 4 Units/Lots proposed on 2.3512 acres, North side of Wattles, East of Livernois, Section 15, Zoned R-1B

### Background:

- The Planning Commission recommended Preliminary Site Condominium Approval of the development at the October 9, 2007 Regular meeting.
- The applicant proposes a 4-unit site condominium developed under the provisions of Section 34.30.00 Unplatted One-Family Residential Development.
- The petitioner is proposing to develop Phase 2 of the 23-unit Crestwood Site Condominium, by extending Tanner Drive and adding 4 units. Phase 1 received Final Approval in 2004.

### 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 Preliminary Site Condominium application would be consistent with City Council Goal III (Retain and attract investment while encouraging redevelopment).

Options:

- City Council can approve or deny the Preliminary Site Condominium application.

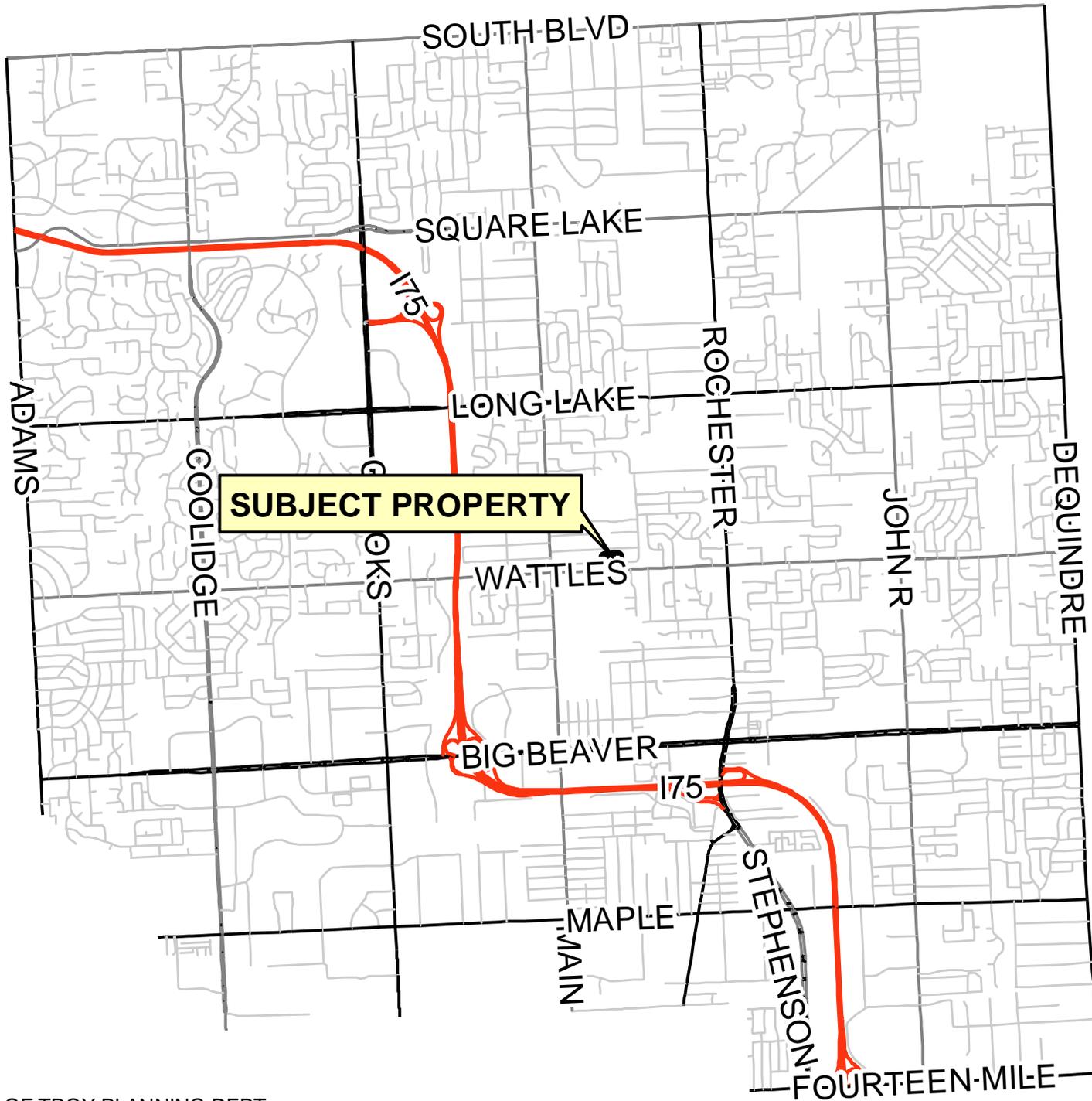
Attachments:

1. Maps.
2. Planning Commission Report
3. Minutes from the October 9, 2007 Planning Commission Regular meeting.

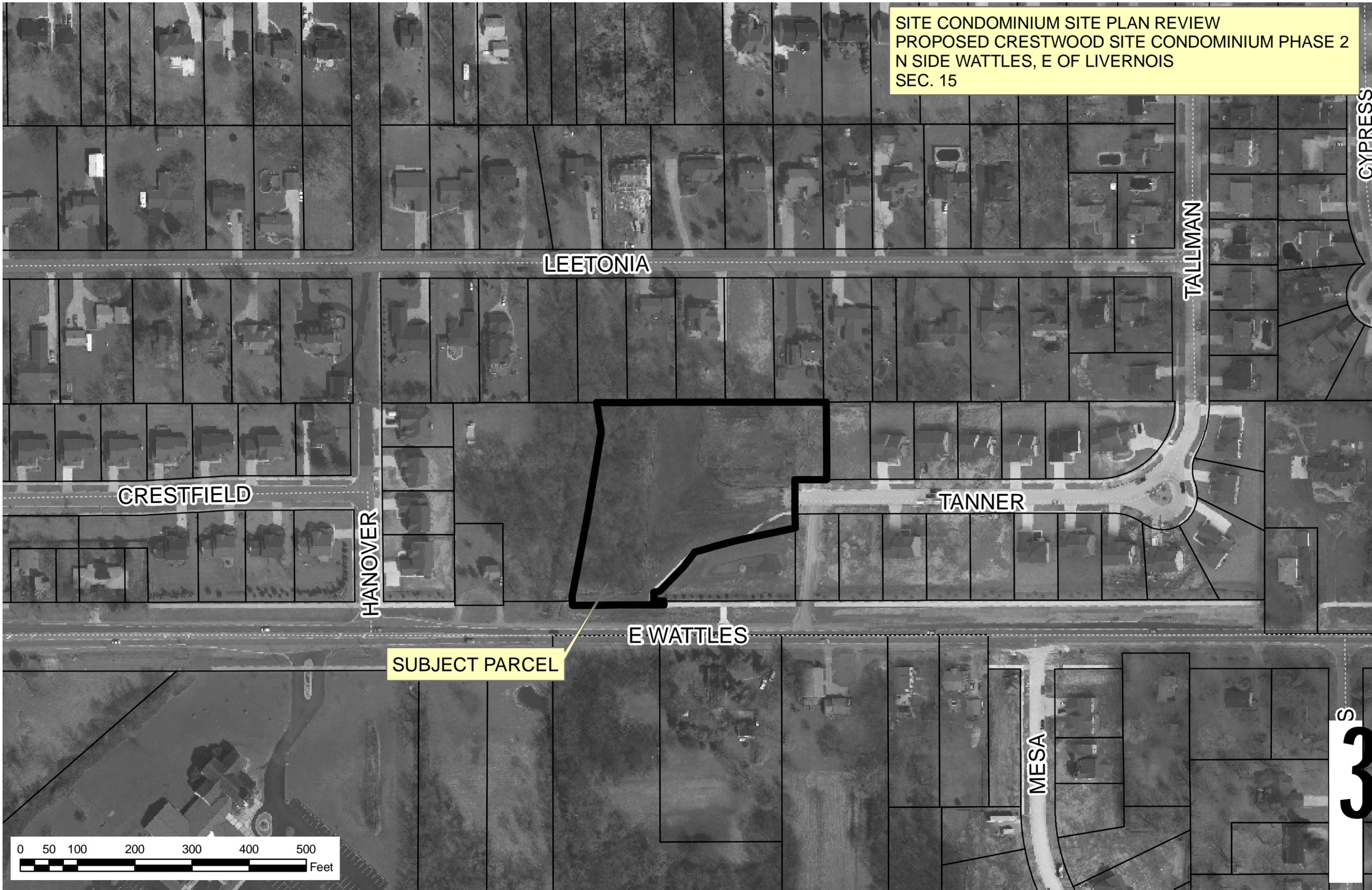
Prepared by RBS/MFM

cc: Applicant  
File /Crestwood Site Condo

# CITY OF TROY



SITE CONDOMINIUM SITE PLAN REVIEW  
PROPOSED CRESTWOOD SITE CONDOMINIUM PHASE 2  
N SIDE WATTLES, E OF LIVERNOIS  
SEC. 15



LEETONIA

CRESTFIELD

HANOVER

TANNER

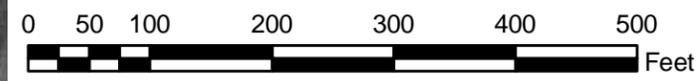
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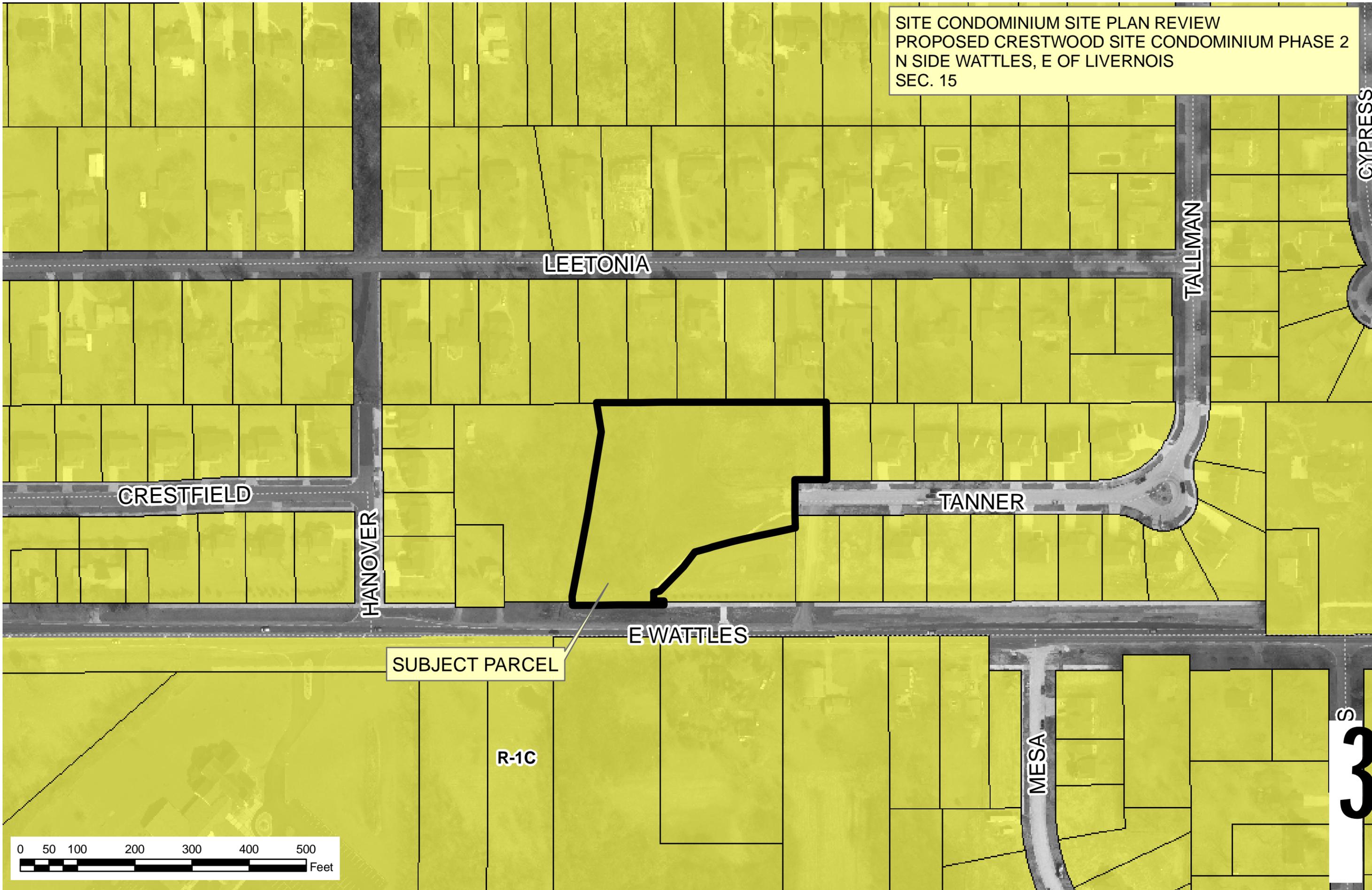
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SITE CONDOMINIUM SITE PLAN REVIEW  
PROPOSED CRESTWOOD SITE CONDOMINIUM PHASE 2  
N SIDE WATTLES, E OF LIVERNOIS  
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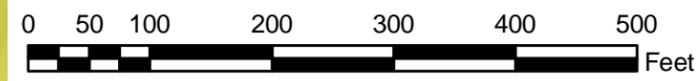
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SUBJECT PARCEL

R-1C

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3



CYPRESS

DATE: October 3, 2007

TO: The Planning Commission

FROM: Mark F. Miller, Planning Director  
R. Brent Savidant, Principal Planner  
Ronald Figlan, Planner  
Paula Preston Bratto, Planner

SUBJECT: PRELIMINARY SITE CONDOMINIUM SITE PLAN REVIEW – Crestwood Site Condominium, Phase 2, 4 Additional Units/Lots Proposed, North side of Wattles, East of Livernois, Section 15, Zoned R-1B

### **GENERAL INFORMATION**

Name of Owner / Petitioner:

The owner and applicant is R.W.T. Building, LLC.

Location of subject property:

The property is located on the north side of Wattles Road, east of Livernois and west of Rochester.

Size of subject parcel:

2.5312 acres.

Description of proposed development, including number and density of units:

The petitioner is proposing to develop Phase 2 of the Crestwood Site Condominium, by extending Tanner Drive and adding 4 units.

Current use of subject property:

The parcel is presently vacant.

Current use of adjacent parcels:

North: Single family residential.

South: Single family residential.

East: Single family residential.

West: Single family residential.

Current zoning classification:

R-1C One Family Residential

Zoning classification of adjacent parcels:

North: R-1C One Family Residential  
South: R-1C One Family Residential  
East: R-1C One Family Residential  
West: R-1C One Family Residential

Future Land Use Designation:

The parcel is designated as Low Density Residential on the Future Land Use Plan.

**ANALYSIS**

Compliance with area and bulk requirements:

Lot Area: The minimum lot area in the R-1C district is 10,500 square feet. The applicant has utilized the lot averaging option, with minimum 9,450 square feet lots. The applicant meets this standard.

Lot Width: The lot averaging option allows lots to be reduced to 76.5-foot width on interior lots and 100 feet on corner lots. The applicant meets this standard.

Height: The maximum height in the R-1C district is 25 feet.

Setbacks: Front: 30 feet.  
Rear: 40 feet.  
Side: 10 feet.

Section 10.60.03 requires a yard setback of 50 feet for parcels abutting a major thoroughfare.

Minimum Floor Area: The minimum floor area per unit is 1,200 square feet.

The applicant meets the minimum standards of the R-1C One Family Residential District.

Off-street parking and loading requirements:

The development will be required to provide two (2) off-street parking spaces per unit.

Storm Water detention:

Storm water detention is provided south of the Tanner Drive cul-de-sac.

Natural features and floodplains:

There are significant natural features located on the site. The lot is heavily wooded. The Sturgis Drain flows northerly through the eastern half of the parcel. Proposed units 24 through 26 contain wetlands.

The Preliminary Environmental Impact Statement and site plan indicate that the entire parcel lies within the 100-year floodplain. The Wetlands Determination Report indicates that there are two MDEQ-regulated wetlands on the parcel.

#### Subdivision Control Ordinance, Article IV Design Standards

Blocks: The applicant proposes to extend Tanner Drive.

Lots: Proposed lots conform to the minimum requirements of the Zoning Ordinance.

Topographic Conditions: The 4 proposed units lie within the 100-year floodplain boundary. The applicant must receive MDEQ approval prior to beginning any construction within a floodplain or altering a floodplain. Furthermore, the applicant requires MDEQ approval prior to the filling or altering of any state regulated wetland

Streets: The applicant proposes to extend Tanner Drive with a cul-de-sac.

Sidewalks: The applicant proposes a 5-foot wide sidewalk on both sides of the cul-de-sac. The applicant is required to provide a sidewalk on the north side of Wattles, including providing a bridge over the Sturgis Drain. The site plan indicates that a MDEQ permit is in process for the construction of the bridge over the Sturgis Drain.

Utilities: The parcel is served by public water and sewer.

#### **CITY MANAGEMENT RECOMMENDATION**

City Management recommends approval of the preliminary site plan application, as submitted.

#### Attachments:

1. Maps.
2. Preliminary Environmental Impact Statement.
3. Wetland Delineation Report.

cc: Applicant  
File

## **SITE CONDOMINIUM SITE PLANS**

5. **SITE CONDOMINIUM SITE PLAN REVIEW** – Crestwood Site Condominium – Phase 2, 4 Additional Units/Lots Proposed, North side of Wattles Road, East of Livernois, Section 15, Zoned R-1C (One Family Residential) District

Mr. Miller presented a summary of the Planning Department report on the proposed site condominium, and reported it is the recommendation of City Management to approve the preliminary site plan application as submitted.

Chair Schultz addressed site plan approval procedure as relates to floodplain and wetlands.

Ms. Lancaster confirmed that approvals from State agencies such as MDEQ and FEMA would supersede the Planning Commission authority.

Chair Schultz opened the floor for public comment.

There was no one present who wished to speak.

The floor was closed.

Jeff Huhta of Nowak & Fraus, 46777 Woodward Avenue, Pontiac, was present to represent the petitioner. Mr. Huhta provided additional information relating to the floodplain jurisdiction, MDEQ application, completion of the cul de sac, and tree survey.

Mr. Strat addressed the storm water management on site, and said it lacked creative ingenuity.

Ms. Kerwin shared the same concern and addressed the condition and care of the existing trees on site.

**Resolution # PC-2007-10-156**

Moved by: Hutson

Seconded by: Littman

***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 Crestwood Site Condominium Phase 2, including 4 units, located on the north side of Wattles, east of Livernois, Section 15, within the R-1C zoning district, be granted, subject to the following condition:

1. That the Michigan Department of Environmental Control approve the plan.

Yes: All present (9)

**MOTION CARRIED**

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