



## CITY COUNCIL ACTION REPORT

DATE: December 4, 2008

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 November 11, 2008 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:

- The application is consistent with the following “Outcome Statements” as established at the July 1, 2008 Special Council meeting:
  - II. Troy adds value to properties through maintenance or upgrades of infrastructure and quality of life venues.
  - III. Troy is rebuilding for a healthy economy reflecting the values of a unique community in a changing and interconnected world.

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:

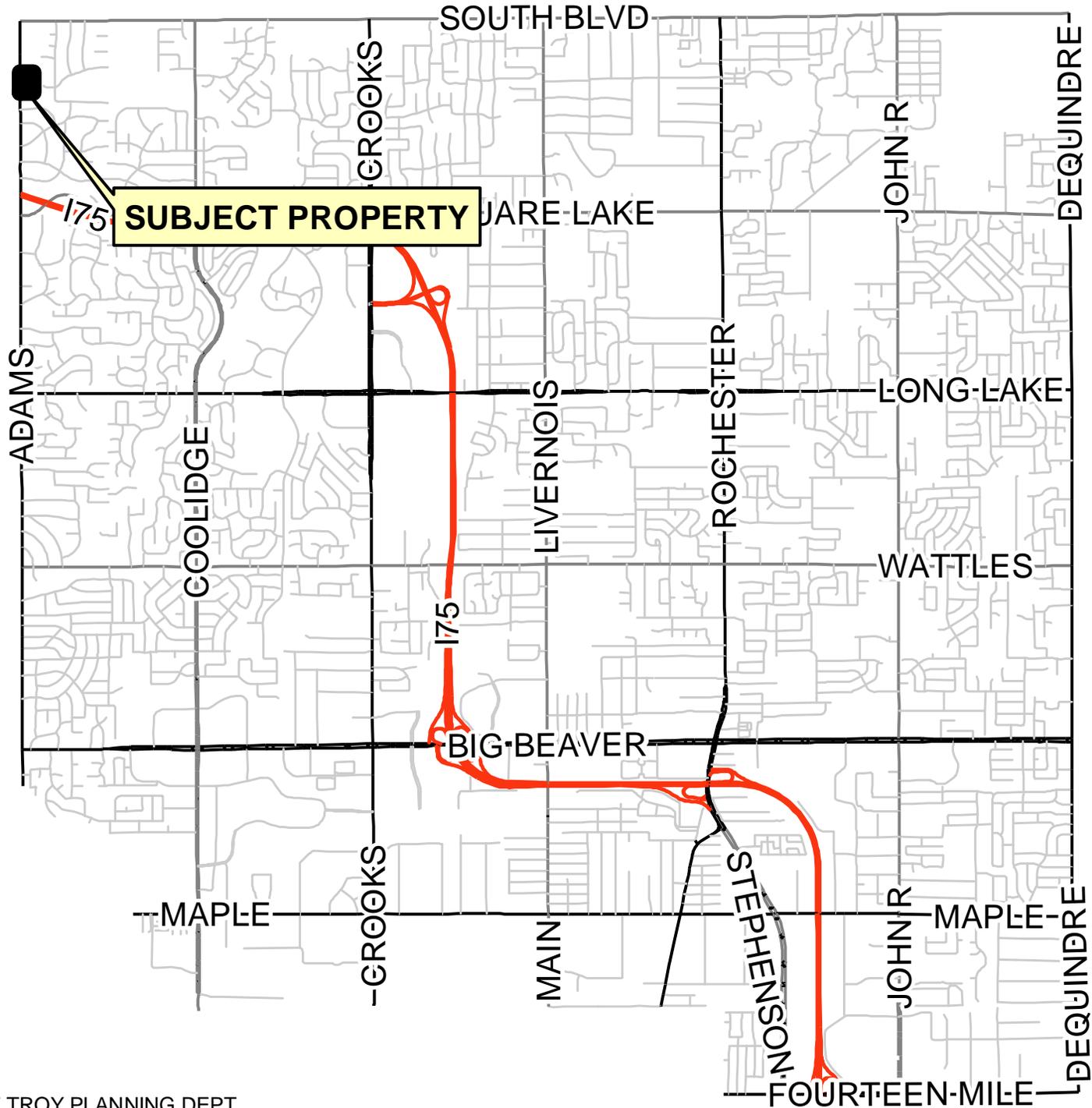
1. Maps.
2. Minutes from the November 11, 2008 Planning Commission Regular meeting.

Prepared by RBS/MFM

cc: Applicant  
File/Adams Road Site Condominium

G:\SUBDIVISIONS & SITE CONDOS\Adams Road Site Condo Sec 6\CC Approval Adams Road Site Condo 12 15 08.docx

# CITY OF TROY



SITE CONDOMINIUM SITE PLAN REVIEW  
PROPOSED ADAMS ROAD SITE CONDOMINIUM  
E SIDE OF ADAMS, S OF SOUTH BLVD.  
SEC. 6



SUBJECT PARCEL



SITE CONDOMINIUM SITE PLAN REVIEW  
PROPOSED ADAMS ROAD SITE CONDOMINIUM  
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SEC. 6

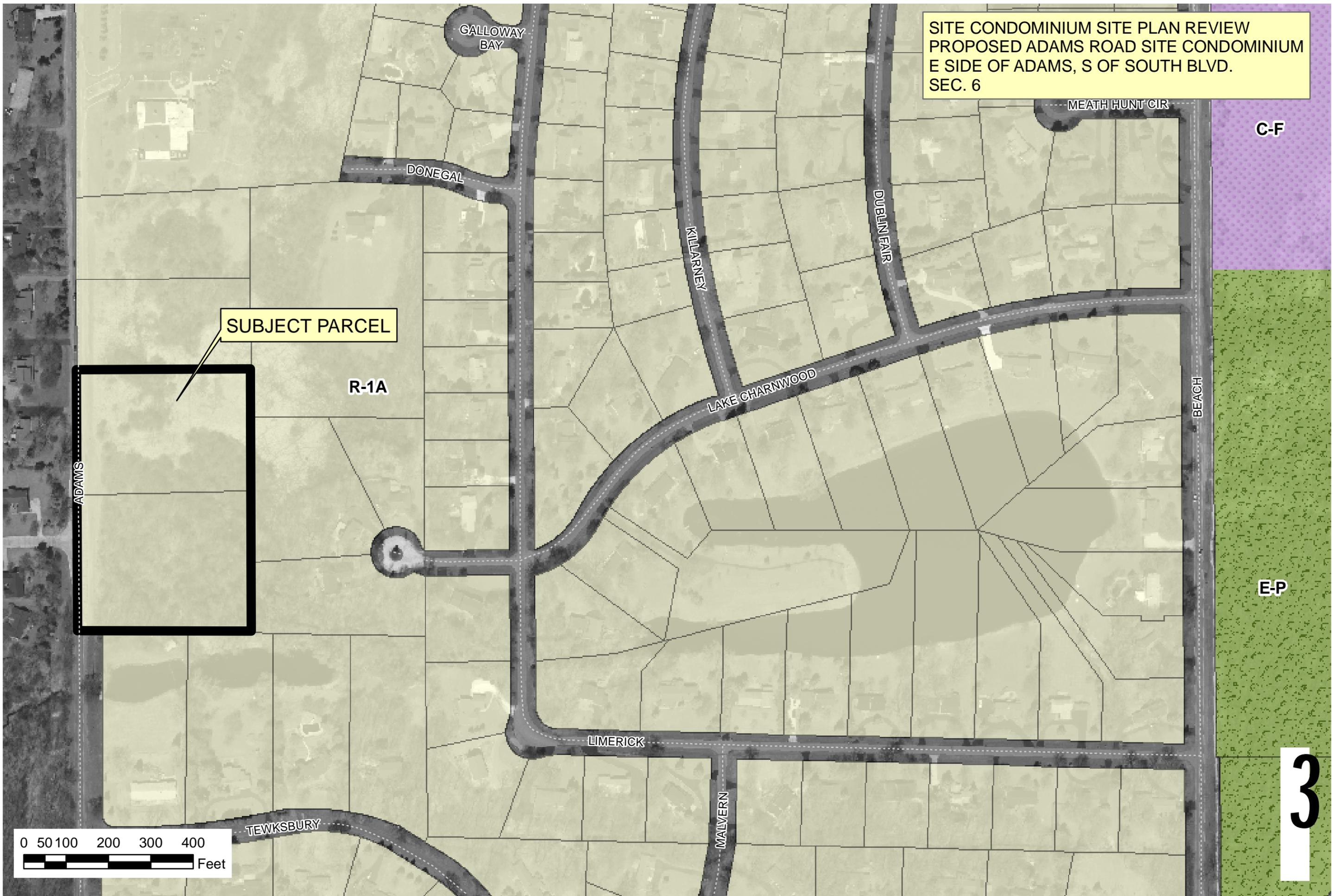
C-F

SUBJECT PARCEL

R-1A

E-P

3



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**SITE CONDOMINIUM SITE PLAN**

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

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 site condominium application as submitted.

There was a brief discussion as relates to revisions to the site plan, wetland delineations and MDEQ (Michigan Department of Environmental Quality) approval.

The petitioner, David Donnellon of Choice Group, 755 W. Big Beaver Road, Troy, was present. Mr. Donnellon addressed the proposed storm water management.

Chair Schultz opened the floor for public comment.

John Quasarano of 2862 Lake Charnwood, Troy, was present. He requested to view the site plan, of which a complete set was provided to him.

Chair Schultz closed the floor for public comment.

**Resolution # PC-2008-11-133**

Moved by: Sanzica  
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.

Yes: All present (6)  
Absent: Maxwell, Vleck, Wright

**MOTION CARRIED**

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