



CITY COUNCIL ACTION REPORT

DATE: January 19, 2009

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 – Oak Forest South Site Condominium, East side of Willow Grove, South of Square Lake Road, Section 11 – R-1C

Background:

- The Planning Commission recommended approval of Oak Forest South Preliminary Site Condominium Plan at the December 9, 2008 Regular meeting.
- The applicant is proposing a 25-unit site condominium on a 10.03-acre parcel. The development will utilize the Lot Averaging Option (Section 34.10.00) which provides for up to a 10 percent reduction in lot areas and widths.
- This project received Preliminary Approval from City Council on April 18, 2005, and was granted a one-year extension on June 5, 2006. Preliminary Approval expired on April 18, 2007. Note that the original application included only 23 units.

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.

Attachments:

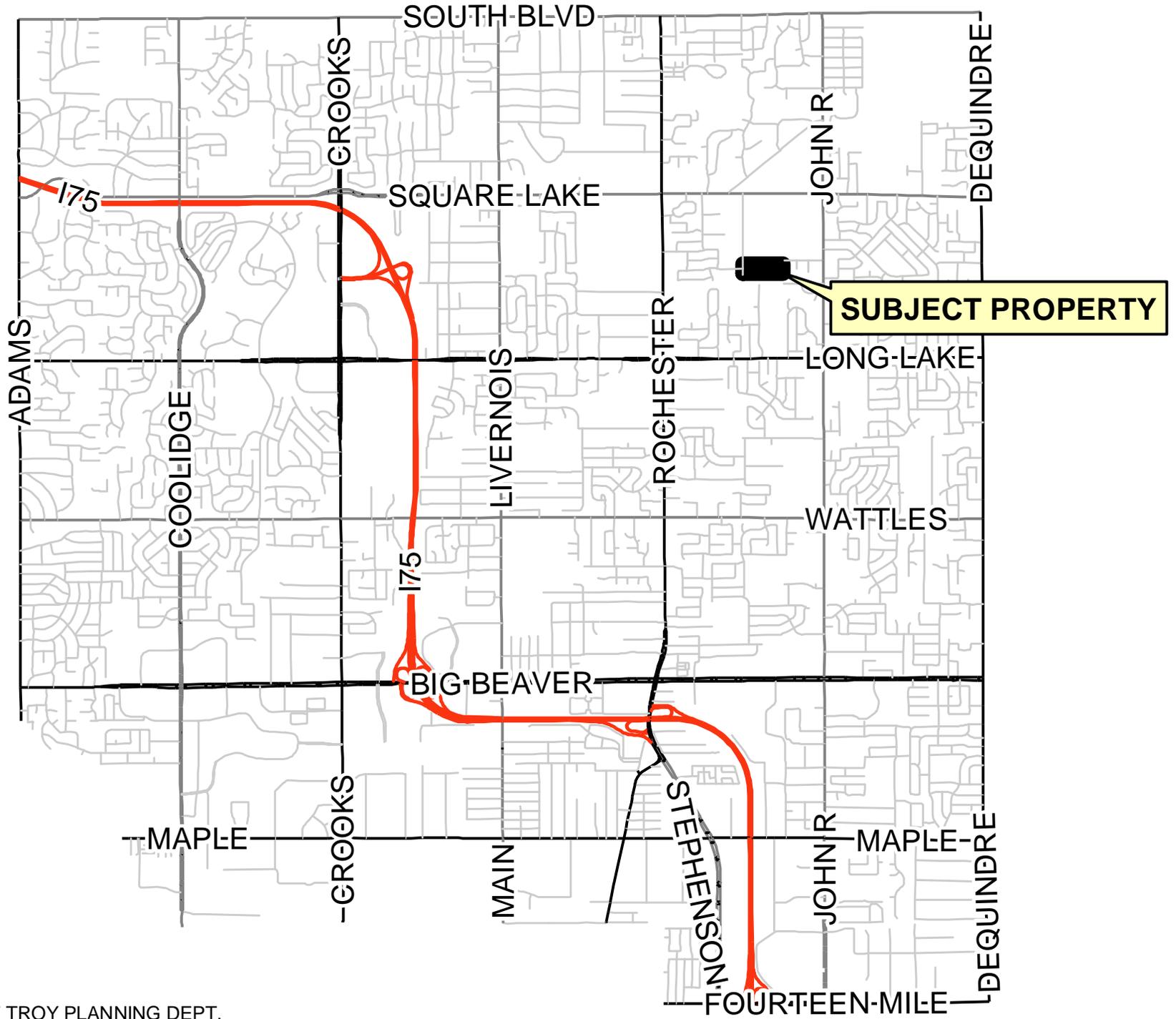
1. Maps.
2. Report prepared for Planning Commission dated December 3, 2008.
3. Minutes from the December 9, 2008 City Council Regular meeting.

Prepared by RBS/MFM

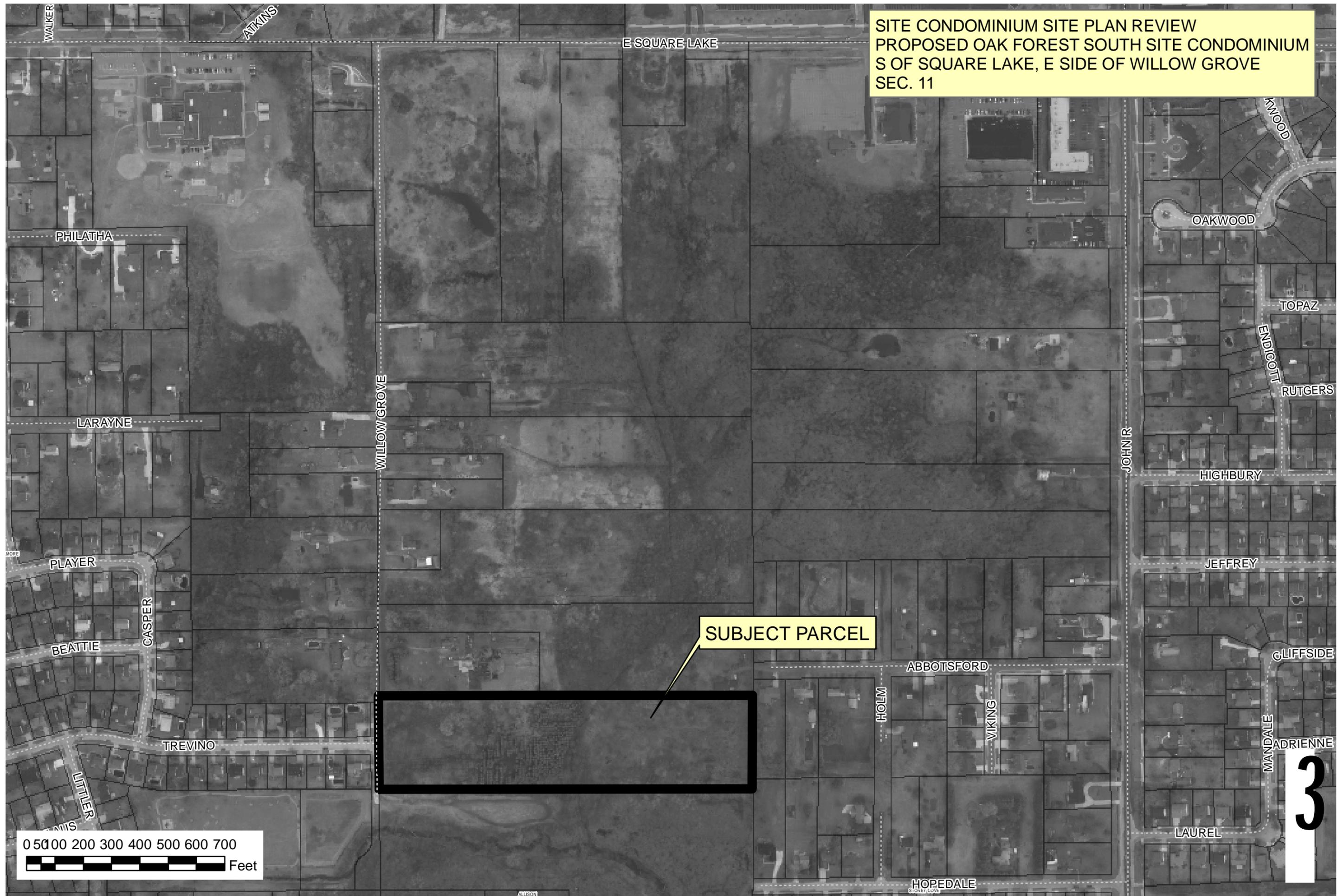
cc: Applicant
File/Oak Forest South Site Condominium

G:\SUBDIVISIONS & SITE CONDOS\Oak Forest South Site Condominium Sec 11\CC Approval Oak Forest South Site Condo 01 26 09.docx

CITY OF TROY



SITE CONDOMINIUM SITE PLAN REVIEW
PROPOSED OAK FOREST SOUTH SITE CONDOMINIUM
S OF SQUARE LAKE, E SIDE OF WILLOW GROVE
SEC. 11

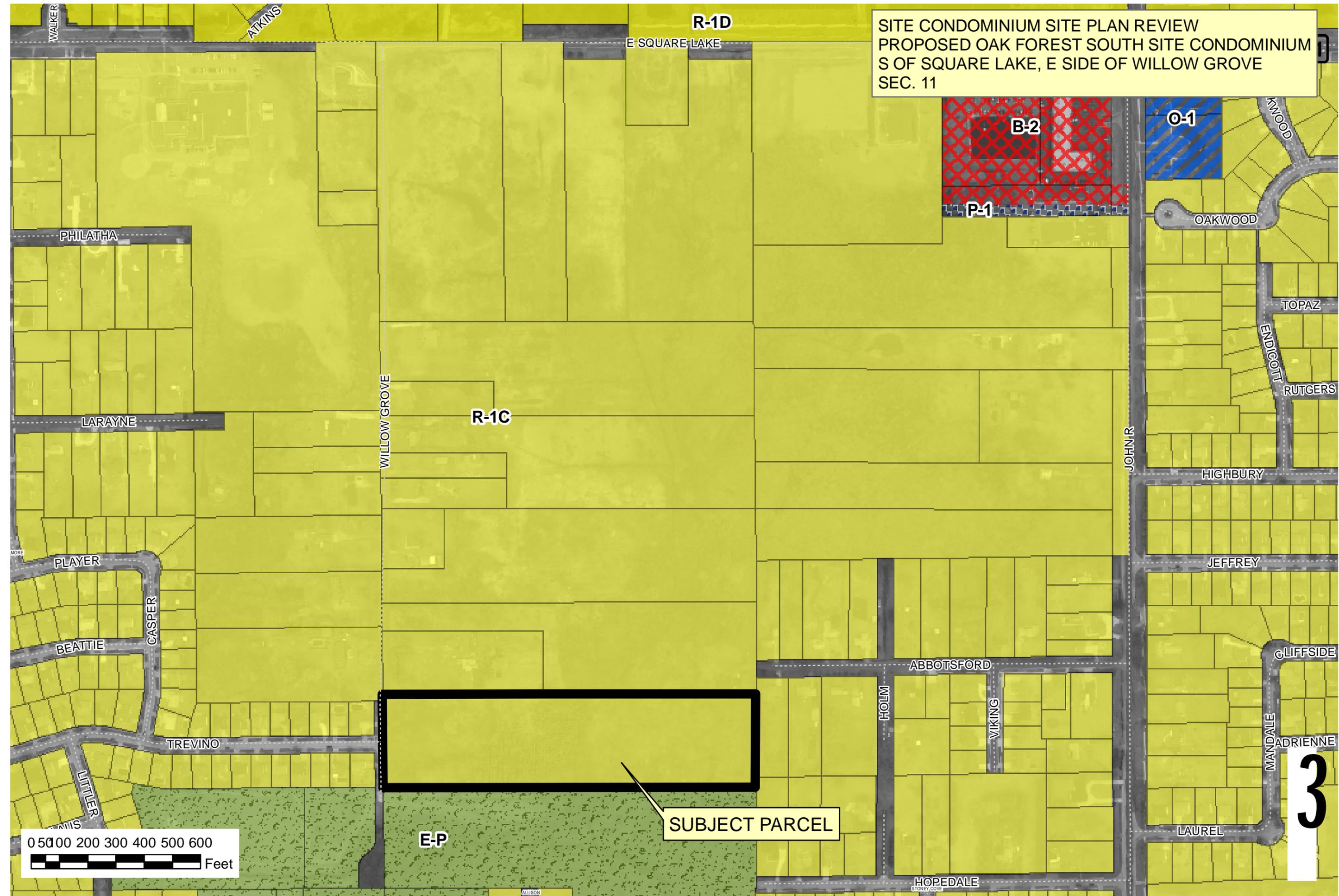


SUBJECT PARCEL

0 50 100 200 300 400 500 600 700
Feet

3

SITE CONDOMINIUM SITE PLAN REVIEW
PROPOSED OAK FOREST SOUTH SITE CONDOMINIUM
S OF SQUARE LAKE, E SIDE OF WILLOW GROVE
SEC. 11



SUBJECT PARCEL



3

DATE: December 3, 2008

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 REVIEW – Oak Forest South Site Condominium, east side of Willow Grove, south of Square Lake Road, Section 11 – R-1C.

GENERAL INFORMATION

Name of Owner / Applicant:

The owner and applicant is Dale Garrett of Ladd's Inc.

Location of subject property:

The property is located on the east side of Willow Grove, south of Square Lake Road, in Section 11.

Size of subject parcel:

The parcel is approximately 10.03 acres in area.

Description of proposed development:

The applicant is proposing a 25-unit site condominium. The applicant proposes a layout with a future road stubbing at the northern property line.

This project received Preliminary Approval from City Council on April 18, 2005, and was granted a one-year extension on June 5, 2006. Preliminary Approval expired on April 18, 2007. Note that the original application included only 23 units.

Current use of subject property:

The property is presently vacant.

Current use of adjacent parcels:

North: Single family residential.
South: Jaycee Park (City of Troy).
East: Single family residential.
West: Single family residential.

Current zoning classification:

The property is currently zoned R-1C One Family Residential.

Zoning classification of adjacent parcels:

North: R-1C One Family Residential.

South: E-P Environmental Protection.

East: R-1C One Family Residential.

West: R-1C One Family Residential.

Master Plan Designation:

The property is designated on the Master Plan as Single Family Residential.

ANALYSIS

Compliance with area and bulk requirements of the R-1C One Family Residential District:

Lot Area: Minimum lot area in the R-1C district is 10,500 square feet. However, the applicant is utilizing the Lot Averaging Option, which permits a 10 percent reduction in lot area to 9,450 square feet with lot sizes averaging 10,500 square feet.

Lot Width: The minimum required lot width is 85 feet. The applicant has utilized the lot averaging option, which permits a 10 percent reduction in lot widths, to 76.5 feet.

Height: 2 stories or 25 feet.

Setbacks: Front: 30 feet.
Side (least one): 10 feet.
Side (total two): 20 feet.
Rear: 40 feet.

Minimum Floor Area: 1,200 square feet.

Maximum Lot Coverage: 30%.

The applicant meets the area and bulk requirements of the R-1C One Family Residential District.

Off-street parking and loading requirements:

The applicant will be required to provide 2 off-street parking spaces per unit.

Environmental provisions, including Tree Preservation Plan:

A Tree Preservation Plan was submitted as part of the application.

Storm water detention:

The applicant is proposing two storm water detention basins. One will serve the 11 units on the east side of the drain, one will serve the 14 units on the west side of the drain.

Natural features and floodplains:

The Natural Features Map indicates there are wetlands, woodlands and a drain on the property. The applicant is required to receive a permit from the MDEQ prior to commencing any construction activity such as dredging, filling, or draining within a regulated wetland.

Subdivision Control Ordinance, Article IV Design Standards

Blocks: The applicant proposes an approximately 1,100-foot road that ends in a cul-de-sac. A stub road is proposed to the north east of unit 20.

Lots: All units meet the minimum area and bulk requirements of the Zoning Ordinance.

Streets: The paved portion of the street will be 28 feet wide, located within a 60-foot wide public right-of-way.

Sidewalks: The applicant is proposing a 5-foot wide sidewalk on both sides of the proposed interior roads and a 5-foot wide sidewalk on the east side of Willow Grove Road. There is an opportunity for a pedestrian connection between the development and Jaycee Park to the south, through the conservation easement located between units 13 and 14.

Utilities: Detention ponds are proposed on each side of the Fetterly Drain.

CITY MANAGEMENT RECOMMENDATION

City Management recommends approval of the Oak Forest South Site Condominium, subject to the following condition:

1. Provide a public pathway connection between the Brookwood Street sidewalk and Jaycee Park, through the conservation easement located between units 13 and 14.

cc: Applicant
File/Oak Forest South Site Condominium

9. SITE CONDOMINIUM SITE PLAN REVIEW – Proposed Oak Forest South Site Condominium, 24 units/lots proposed, South of Square Lake Road, East side of Willow Grove, Section 11, Zoned R-1C (One Family Residential) District

Mr. Savidant presented a summary of the Planning Department report on the proposed Oak Forest South Site Condominium, and reported it is the recommendation of City Management to approve the application with the condition to provide a public pathway connection to Jaycee Park.

The petitioner, Dale Garrett, 5877 Livernois, Troy, was present. Mr. Garrett addressed the pathway connection to Jaycee Park in relation to the conservation easement. He expressed concern in cutting trees to install the pathway.

Chair Schultz opened the floor for public comment.

Ann Bonnelli of 5612 Willow Grove, Troy, spoke in opposition.

Chair Schultz closed the floor for public comment.

A brief discussion followed on alternative options to construct a pathway that would not impose a threat to the conservation easement and wetlands.

Resolution # PC-2008-12-149

Moved by: Vleck
Seconded by: Maxwell

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 Oak Forest South Site Condominium, including 25 units, located south of Square Lake Road on the east side of Willow Grove, Section 11, within the R-1C zoning district be granted.

Yes: Maxwell, Sanzica, Schultz, Vleck
No: Tagle
Abstain: Hutson
Absent: Strat, Ullmann, Wright

MOTION FAILED

Mr. Tagle said the Planning Commission should take advantage of this opportunity to provide a public pathway.

Resolution # PC-2008-12-150

Moved by: Tagle
Seconded by: Schultz

RESOLVED, To reconsider the action just taken on this item.

Yes: All present (5)
Abstain: Hutson
Absent: Strat, Ullmann, Wright

MOTION CARRIED**Resolution # PC-2008-12-151**

Moved by: Tagle
Seconded by: Sanzica

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 Oak Forest South Site Condominium, including 25 units, located south of Square Lake Road on the east side of Willow Grove, Section 11, within the R-1C zoning district be granted, subject to the following condition:

1. Provide a public pathway connection between the Brookwood Street sidewalk and Jaycee Park, through the conservation easement located between units 13 and 14.

Yes: All present (5)
Abstain: Hutson
Absent: Strat, Ullmann, Wright

MOTION CARRIED