



CITY COUNCIL ACTION REPORT

DATE: January 12, 2010

TO: John Szerlag, City Manager

FROM: Mark F. Miller, Acting Assistant City Manager/Economic Development Services
R. Brent Savidant, Acting Planning Director

SUBJECT: Preliminary Site Condominium Approval (Extension) – Oak Forest South Site Condominium, East side of Willow Grove, South of Square Lake Road, Section 11 – R-1C

City Council approved the Preliminary Site Condominium Plan for Oak Forest South Site Condominium on January 26, 2009. No changes to the development are proposed. The applicant seeks a one-year extension for Preliminary Site Condominium Approval. During this time, the applicant may submit a Final Site Condominium Plan to City Council for Final Site Condominium Approval.

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.

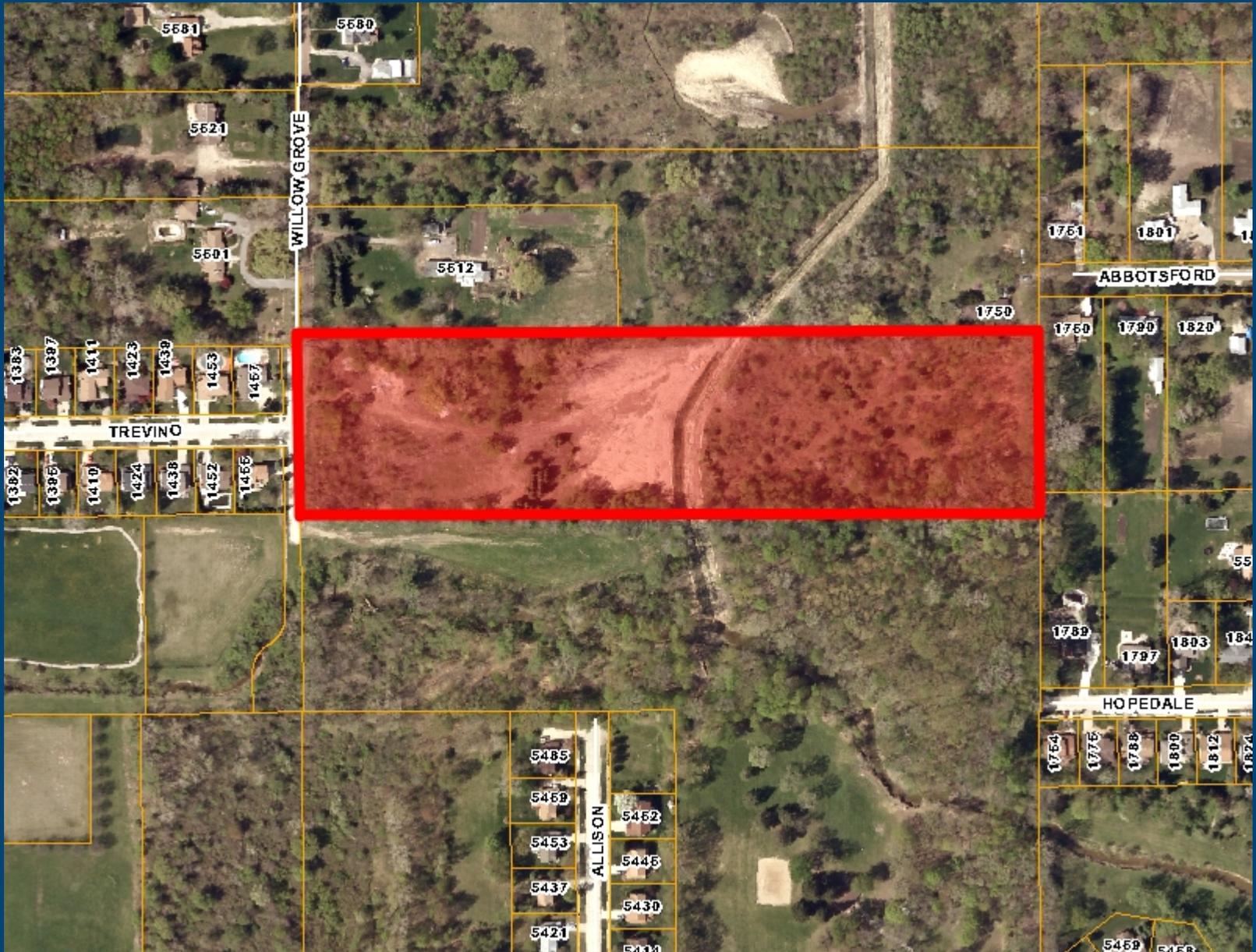
The application meets all relevant regulations, including complying with Zoning Ordinance requirements. City Management recommends approval of Preliminary Site Condominium Plan for Oak Forest South Site Condominium.

Attachments:

1. Maps.
2. Report prepared for Planning Commission dated December 3, 2008.
3. Minutes from the January 26, 2009 City Council Regular meeting.

Prepared by RBS/MFM

cc: Applicant
File/Oak Forest South Site Condominium



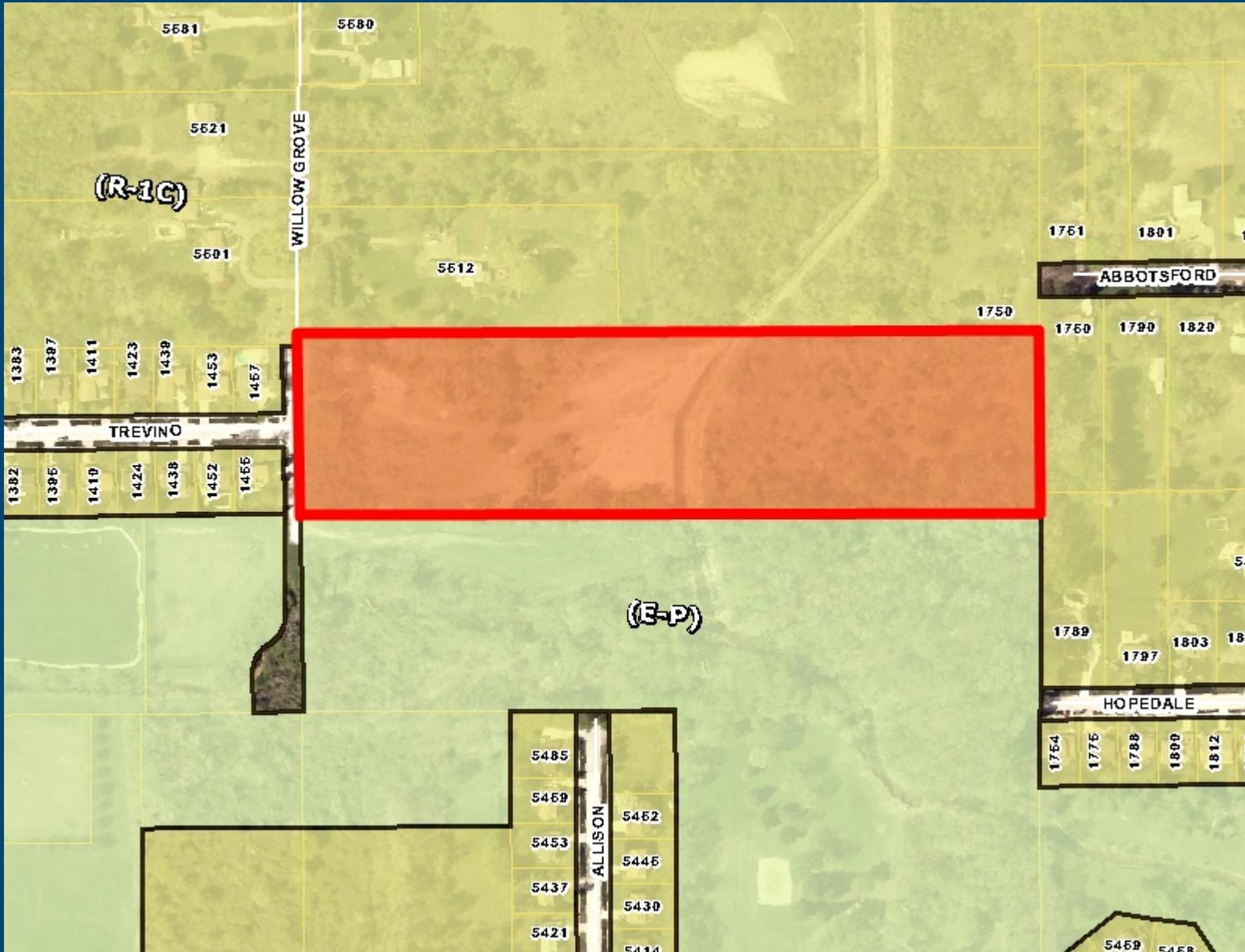
Legend

-  I-75
- Road Centerline
 -  Major Road
 -  Industrial Road
 -  Local Road
-  Hydrography Poly
-  Hydrography Arc
-  Parcels
- Aerial Photos - 2008
 -  Red: Band_1
 -  Green: Band_2
 -  Blue: Band_3

536 0 268 536Feet

Scale 1: 3,218





Legend

- I-75
- Road Centerline**
 - Major Road
 - Industrial Road
 - Local Road
- Zoning**
 - (PUD) Planned Unit Development
 - (B-1) Local Business District
 - (B-2) Community Business District
 - (B-3) General Business District
 - (R-C) Research Center District
 - (C-F) Community Facilities District
 - (C-J) Consent Judgment
 - (E-P) Environmental Protection District
 - (R-EC) Residential Elder Care
 - (P-1) Vehicular Parking District
 - (H-S) Highway Service District
 - (M-1) Light Industrial District
 - (O-1) Office Building District
 - (O-M) Office Mid-Rise District
 - (OSC) Office Service Commercial District
 - (CR-1) One Family Residential Cluster District
 - (R-1A) One Family Residential District
 - (R-1B) One Family Residential District
 - (R-1C) One Family Residential District
 - (R-1D) One Family Residential District
 - (R-1E) One Family Residential District
 - (R-1T) One Family Attached Residential Distr
 - (R-2) Two Family Residential District
 - (R-M) Multiple Family Residential Medium De
 - (RM-1) Multiple Family Residential District (Lc
 - (RM-2) Multiple Family Residential District (M
 - (RM-3) Multiple Family Residential District (Hi
- Hydrography Poly
- Hydrography Arc
- Parcels

Aerial Photos - 2008

- Red: Band_1
- Green: Band 2

Printed: 1/12/2010

536 0 268 536 Feet

Scale 1: 3,218



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

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

E-10 Preliminary Site Condominium Review – Oak Forest South Site Condominium, East Side of Willow Grove, South of Square Lake Road, Section 11 – R-1C

Resolution #2009-01-013

Moved by Eisenbacher

Seconded by Fleming

RESOLVED, That Troy City Council hereby **APPROVES** the Preliminary Site Condominium Plan, as submitted under Section 34.30.00 of the Zoning Ordinance (Unplatted One Family Residential Development) for the development known as Oak Forest South Site Condominium, located on the east side of Willow Grove, south of Square Lake Road, in Section 11, including 25 units on 10.03 acres within the R-1C zoning district, with the following conditions:

- A. A public meeting will be held with Engineering and surrounding residents to review the final engineering plans before final site condominium plan is submitted to City Council; and
- B. MDEQ approval will be obtained with all necessary assessment and permit documents prior to the final site condominium plan is submitted to City Council; and
- C. The Oakland County Water Resources Commissioner shall approve the site condominium plan prior to the final site condominium plan submittal to City Council.

Yes: Howrylak, Kerwin, Broomfield, Eisenbacher, Fleming

No: Schilling, Beltramini