



## CITY COUNCIL ACTION REPORT

DATE: January 11, 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 Review (Extension) – Adams Road Site Condominium,  
East side of Adams, South of South Boulevard, Section 6 – R-1A

The applicant received Preliminary Site Condominium Approval on January 26, 2009. The applicant seeks an extension of Preliminary Site Plan Approval from City Council. The Planning Commission recommended approval of the Adams Road Preliminary Site Condominium Plan at the October 13, 2009 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.

An extension of Preliminary Site Condominium Approval is valid for a period of one (1) year, during which time the applicant may submit an application for Final Site Condominium Approval, which is granted by City Council.

### Attachments:

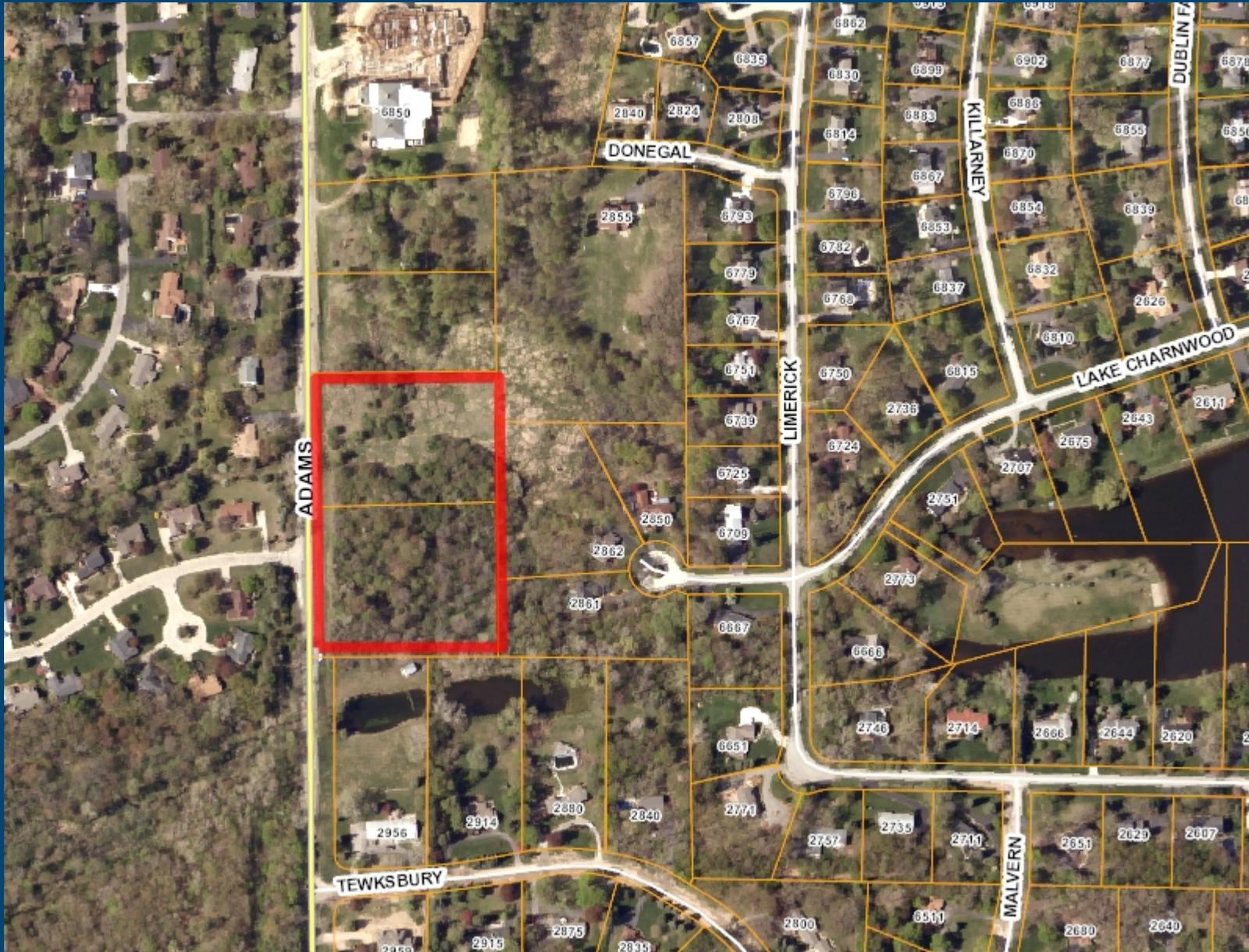
1. Maps.
2. Report prepared for the October 13, 2009 Planning Commission Regular meeting.
3. Minutes from the October 13, 2009 Planning Commission Regular meeting.

Prepared by RBS/MFM

cc: Applicant  
File/ Adams Road Site Condominium

# Adams Road Site Condominium - Section 6

City of Troy Planning Department



### Legend

- 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

666                      0                      333                      666Feet

Scale 1: 3,995

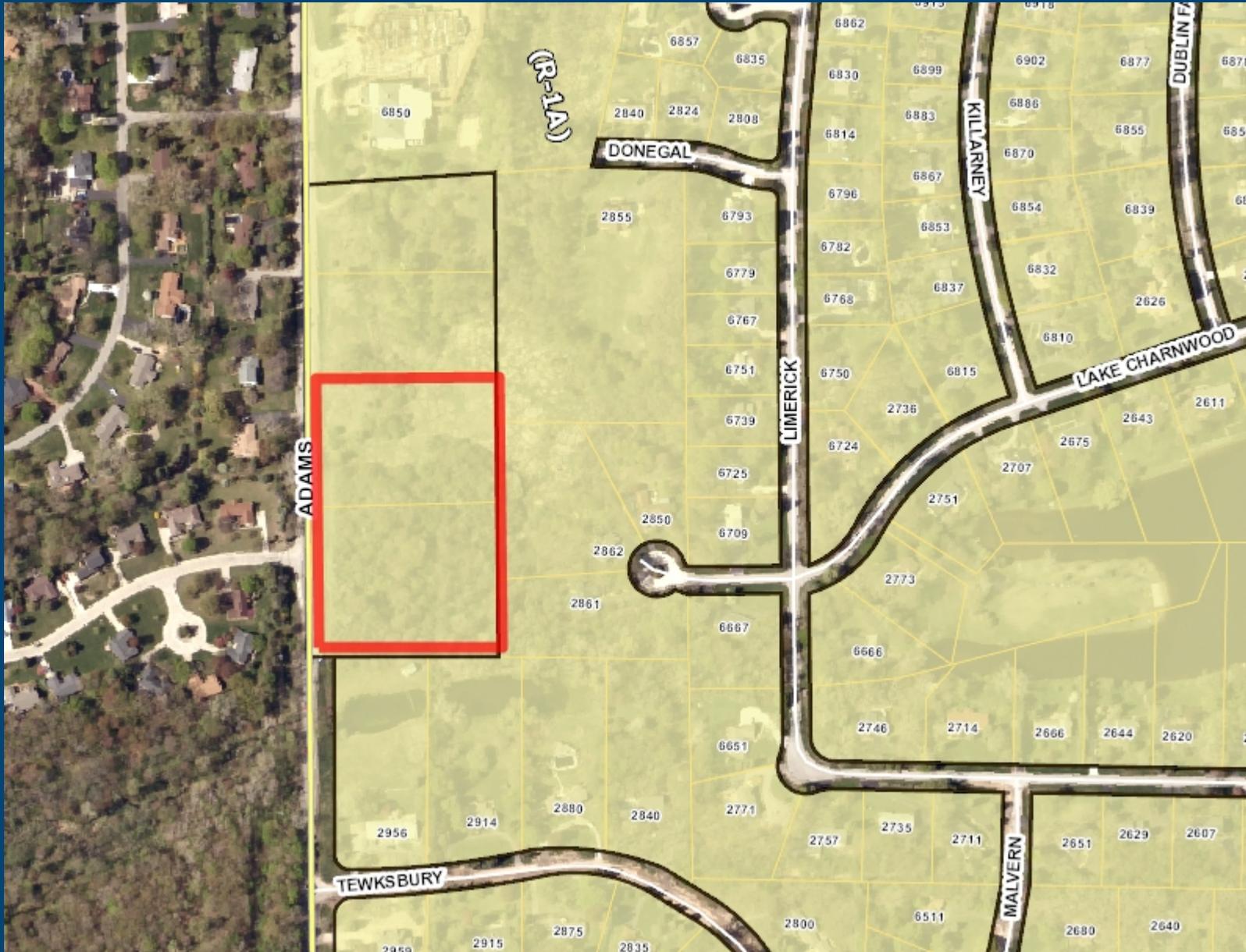


Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

Printed: 10/8/2009

# Adams Road Site Condominium - Section 6

City of Troy Planning Department



## Legend

### 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 District
-  (R-2) Two Family Residential District
-  (R-M) Multiple Family Residential Medium Density District
-  (RM-1) Multiple Family Residential District (Low Density)
-  (RM-2) Multiple Family Residential District (Medium Density)
-  (RM-3) Multiple Family Residential District (High Density)

### Hydrography Poly

### Hydrography Arc

### Parcels

### Aerial Photos - 2008

-  Red:Band\_1
-  Green:Band\_2
-  Blue:Band\_3

666 0 333 666Feet

Scale 1: 3,995



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.

Printed: 10/8/2009

DATE: October 8, 2009

TO: The Planning Commission

FROM: R. Brent Savidant, Acting Planning Director

SUBJECT: 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) District

### **GENERAL INFORMATION**

Name of Owner / Applicant:

The owner and applicant is Choice Development.

Location of subject property:

The property is located on the east side of Adams Road, south of South Boulevard, in section 6.

Size of subject parcel:

The parcel is approximately 4.98 acres in area.

Description of proposed development:

The application received Preliminary Site Plan Approval by City Council on June 5, 2006; however, the approval expired after one year. The applicant received Preliminary Site Condominium Approval again on October 15, 2007; however, approval again expired. The applicant received Preliminary Site Condominium Approval again on January 26, 2009. The applicant seeks an extension of Preliminary Site Plan Approval. The applicant is proposing to use the One-Family Cluster Option (Section 34.70.00) to develop a 5-unit site condominium. The number of units was determined through the preparation of a parallel plan.

Current use of subject property:

The property is presently vacant.

Current use of adjacent parcels:

North: Vacant.

South: Single family residential.

East: Single family residential.

West: Single family residential (Bloomfield Township).

Current zoning classification:

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

Zoning classification of adjacent parcels:

North: R-1A One Family Residential.

South: R-1A One Family Residential.

East: R-1A One Family Residential.

West: R-2 One Family Residential (Bloomfield Township).

Future Land Use Designation:

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

**ANALYSIS**

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

The applicant is proposing to utilize the One-Family Cluster Option (Section 34.70.00). The parallel plan indicates that five units can be developed on the property using conventional R-1A area and bulk requirements.

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 meets this requirement.

Lot Area: 21,780 square feet in R-1A; N/A using the One-Family Cluster Option.

Lot Width: 120 feet in R-1A (108 feet using Lot Averaging); N/A using the One-Family Cluster Option.

Height: Maximum permitted height is 2 stories or 25 feet.

Setbacks: Front: 20 feet required. The development meets this requirement.

Side: 15 feet between units (50 feet on Adams Road). The development meets this requirement.

Rear (perimeter): 45 feet. The development meets this requirement.

Minimum Floor Area: 1,400 square feet.

Maximum Lot Coverage: 30%.

The applicant meets the area and bulk requirements of the R-1A One Family Residential District, One-Family Cluster Option.

Off-street parking and loading requirements:

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

Storm water detention:

The site plan indicates that underground storm water detention will be utilized. Note that the City will not accept underground detention facilities. These will have to be owned and maintained by the Site Condominium Association.

Natural features and floodplains:

The Natural Features Map indicates there are wetlands located on the property. A Wetland Determination Report was completed for the property on October 11, 2005 by Holloway Environmental Planning, Inc. The report indicates that there are State-regulated wetlands on the property. A permit from the MDEQ will be required prior to disturbing any of the wetland areas.

The wetland area will be delineated by a split rail fence. The applicant will be required to prepare a conservation easement ensuring the wetlands will remain undisturbed, prior to Final Site Condominium Approval.

The floodplain boundary shown on the site plan has been modified. The new elevation (835 feet) actually increases the buildable area on the site. The boundary will not affect the number of units permitted since this was based on a Parallel Plan. Additionally, the wetland boundaries have not changed. The floodplain boundary should be corrected prior to Final Site Plan Approval.

A maintenance agreement will be required for the landscaped island in the private street prior to Final Site Plan Approval.

Subdivision Control Ordinance, Article IV Design Standards

Lots: All units meet the minimum area and bulk requirements of the Zoning Ordinance, One-Family Cluster Option, Section 34.70.00.

Streets: The proposed development has direct vehicular access to Adams Road. Sheet 4 indicates that the private road will be constructed of pervious pavement.

Sidewalks: An 8-foot wide sidewalk is proposed for the east side of Adams Road. A 5-foot wide sidewalk is proposed for both sides of the interior street.

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

**CITY MANAGEMENT RECOMMENDATION**

City Management recommends approval of the Adams Road Site Condominium application, as submitted.

cc: Applicant  
File/ Adams Road Site Condominium

---

**SITE CONDOMINIUM SITE PLAN**

6. **SITE CONDOMINIUM SITE PLAN REVIEW** – Adams Road Site Condominium (Renewal), 5 units/logs 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 renewal of the proposed site condominium site plan review, and reported it is the recommendation of City Management to approve the application as submitted.

Dave Donnellon of Design Resources, 755 W. Big Beaver Road, Troy, was present to represent the petitioner. Mr. Donnellon briefly addressed the current market for residential, and acknowledged the engineering design items that need to be addressed when the project goes forward.

Chair Schultz opened the floor for public comment.

There was no one present who wished to speak.

Chair Schultz closed the floor for public comment.

**Resolution # PC-2009-10-085**

Moved by: Vleck  
Seconded by: Strat

**RESOLVED**, That the Planning Commission recommends to City Council that the Renewal of the Preliminary Site Condominium 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 (9)

**MOTION CARRIED**