

DATE: May 31, 2005

TO: John Szerlag, City Manager

FROM: Douglas J. Smith, Real Estate & Development Director  
Steven J. Vandette, City Engineer  
Mark F. Miller, Planning Director

SUBJECT: AGENDA ITEM – PRELIMINARY SITE CONDOMINIUM REVIEW –  
Longfellow Site Condominium, west side of Rochester Road, north  
side of Longfellow, Section 15 – R-1C

### **RECOMMENDATION**

At the May 10, 2005 Regular Meeting, the Planning Commission recommended approval of the Longfellow Site Condominium application as submitted, with the following conditions:

1. That Unit #5 has an easement to the future private road.
2. That the Master Deed be amended to improve the access easement.
3. That a bond be posted by the petitioner for future construction of a driveway to the private road.

The three conditions shall be addressed by the petitioner prior to Final Site Condominium Approval. The access easement shall be shown on the Final Site Condominium Plan and described in the Site Condominium Master Deed. The bond shall be posted prior to Final Site Condominium Approval.

City Management agrees with the Planning Commission and recommends approval of the Longfellow Site Condominium application as submitted, subject to the following conditions:

1. That Unit #5 has an access easement for future access to the property to the north. This would allow the elimination of the existing driveway on Rochester Road.
2. That the Master Deed be amended to include the access easement and require a future driveway connection with the property to the north to be constructed at that time that the property to the north is redeveloped.
3. That a bond be posted by the petitioner for future construction of a driveway to the road to the north and removal of the existing driveway on Rochester Road.

## **GENERAL INFORMATION**

### Name of Owner / Applicant:

The owner and applicant is Franco Mancini of Quattro Development.

### Location of subject property:

The property is located on the west side of Rochester Road and the north side of Longfellow, in section 15.

### Size of subject parcel:

The parcel is approximately 1.85 net acres in area.

### Description of proposed development:

The applicant is proposing a 5-unit site condominium, with access to both Rochester and Longfellow.

### Current use of subject property:

Two single-family homes presently sit on the property. The applicant proposes to remove one of the homes and retain the other home.

### Current use of adjacent parcels:

North: Single family residential.

South: Single family residential.

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: R-1C One Family Residential.

East: R-1T One Family Attached.

West: R-1C One Family Residential.

### Future Land Use Designation:

The property is designated on the Future Land Use Plan as Medium Density 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.

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: Maximum permitted height is 2 stories or 25 feet.

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

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:**

The applicant has submitted a Tree Survey and Landscape Plan.

A wetland determination was prepared for the site by S & R Environmental on April 15, 2005. The determination states there are no regulated wetlands on the property.

### **Storm water detention:**

The applicant proposes to utilize the existing detention basin in Shallowbrook Subdivision on the east side of Rochester Road.

### **Natural features and floodplains:**

The Natural Features Map indicates there are no significant natural features located on the property.

## Subdivision Control Ordinance, Article IV Design Standards

Lots: All units meet the minimum area and bulk requirements of the Zoning Ordinance. The site plan is unclear regarding the potential of the Convertible Condominium area.

Streets: The proposed development has direct vehicular access to both Rochester and Longfellow. The applicant will be utilizing existing streets.

Sidewalks: The applicant is proposing an 8-foot wide sidewalk on the west side of Rochester Road. There is an existing 5-foot wide sidewalk on the north side of Longfellow.

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

### Attachments:

1. Maps.
2. Minutes from May 10, 2005 Planning Commission Regular Meeting.
3. Wetland determination prepared by S & R Consulting, dated April 15, 2005.
4. Letters of opposition.

cc: Applicant  
File/Longfellow Site Condominium

Prepared by RBS/MFM

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# CITY OF TROY



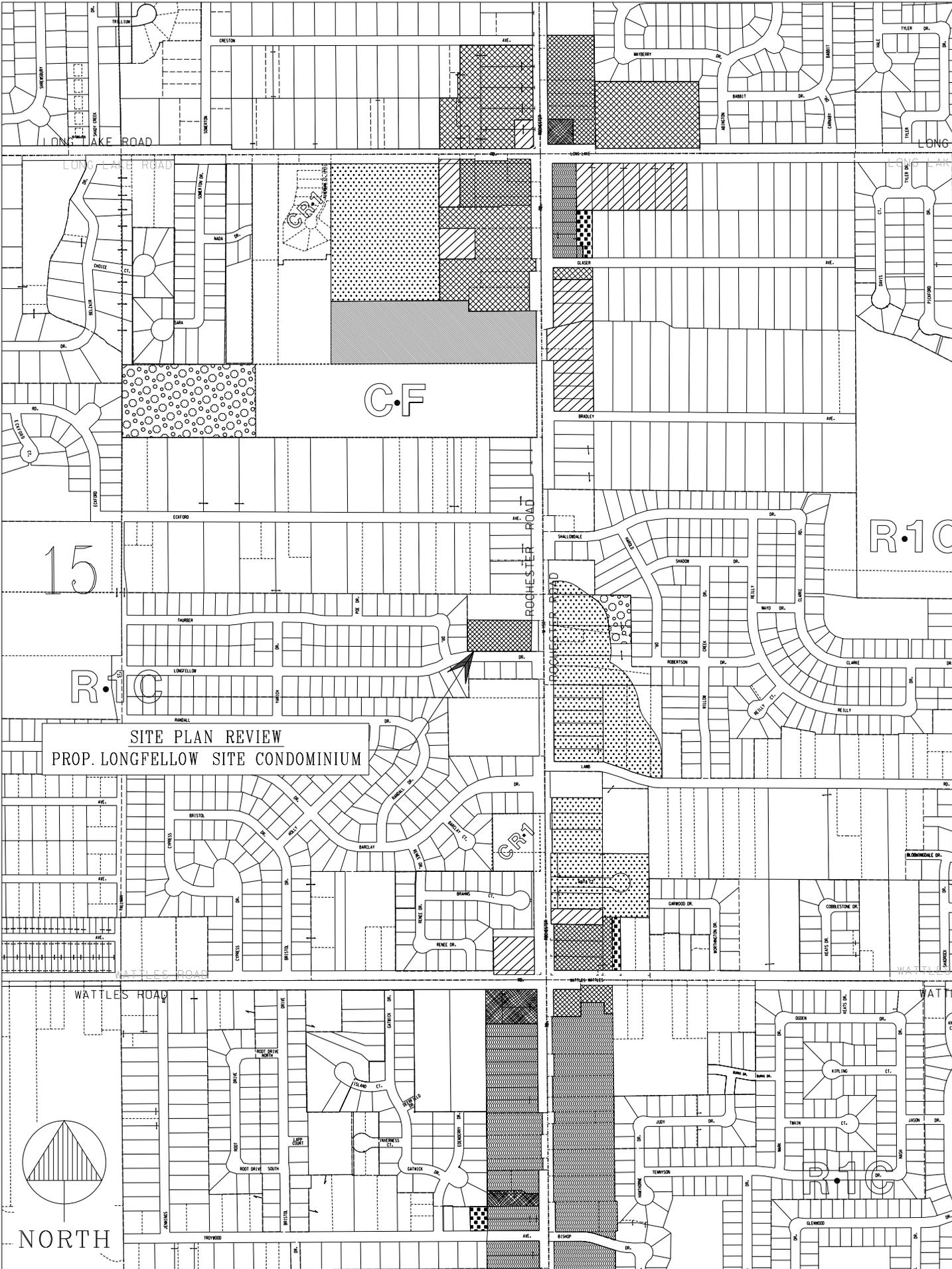
SITE PLAN REVIEW  
PROPOSED LONGFELLOW SITE CONDOMINIUM  
W SIDE OF ROCHESTER RD., N SIDE OF LONGFELLOW  
SEC. 15 (R-1C 5 LOT/UNITS)

SITE PLAN REVIEW  
LONGFELLOW SITE CONDOMINIUM

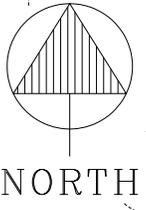


0 50 100 200 300 400 Feet





SITE PLAN REVIEW  
PROP. LONGFELLOW SITE CONDOMINIUM



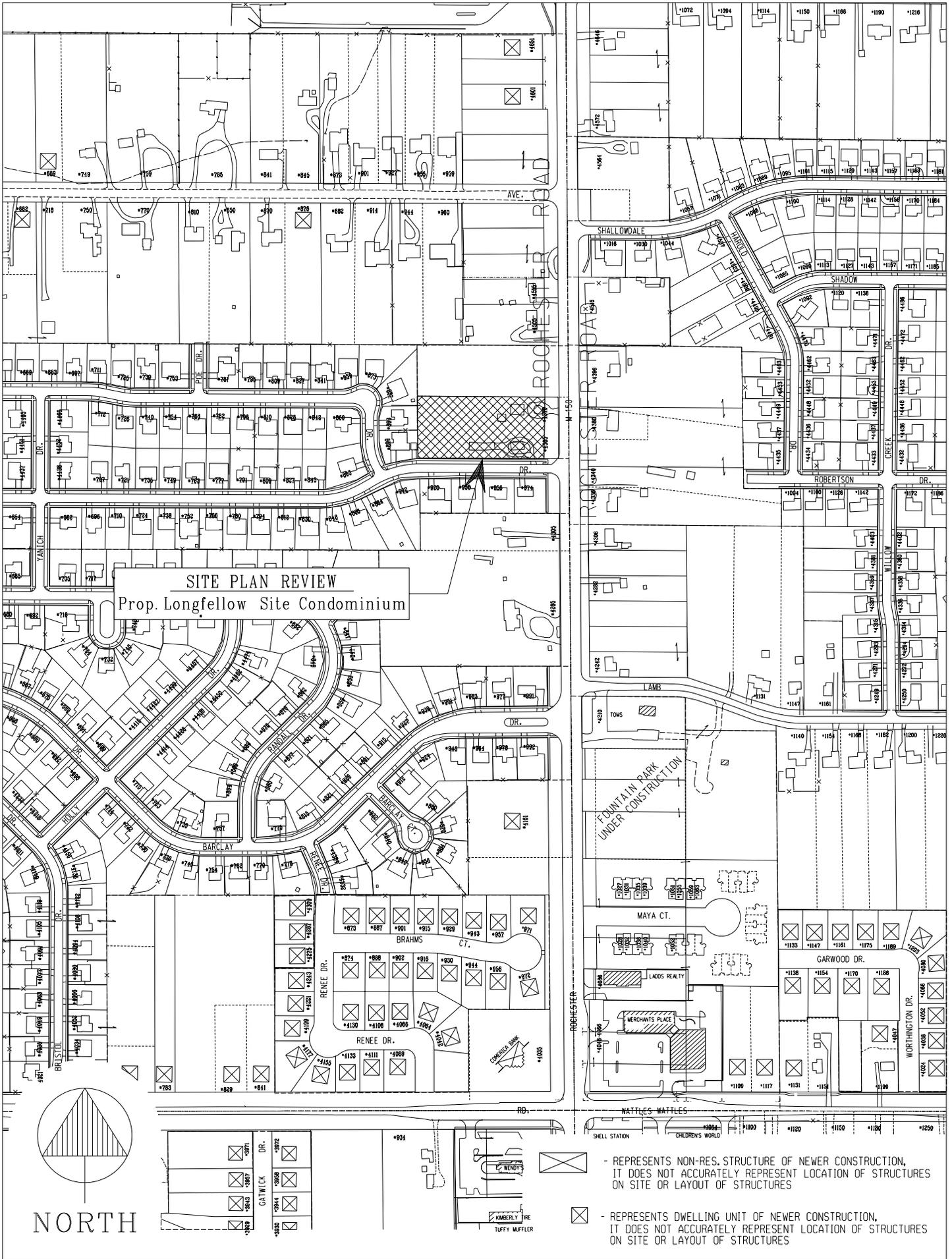
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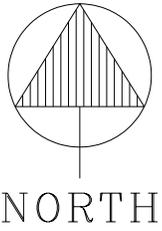
R1C

CR-1

R1C



**SITE PLAN REVIEW**  
 Prop. Longfellow Site Condominium



- REPRESENTS NON-RES. STRUCTURE OF NEWER CONSTRUCTION, IT DOES NOT ACCURATELY REPRESENT LOCATION OF STRUCTURES ON SITE OR LAYOUT OF STRUCTURES
- REPRESENTS DWELLING UNIT OF NEWER CONSTRUCTION, IT DOES NOT ACCURATELY REPRESENT LOCATION OF STRUCTURES ON SITE OR LAYOUT OF STRUCTURES

10. SITE PLAN REVIEW – Longfellow Site Condominium, 5 units/lots proposed, West side of Rochester, North side of Longfellow, Section 15, Zoned R-1C (One Family Residential) District

Mr. Savidant presented a summary of the Planning Department report for the proposed Longfellow Site Condominium. He noted the petitioner, at the request of the Planning Department to clarify the convertible condominium area, provided an 8.5 x 14 drawing that shows a potential layout of the property to the north. Copies of the drawing have been provided to the members prior to the beginning of tonight's meeting. Mr. Savidant reported that it is the recommendation of the Planning Department to approve the Longfellow Site Condominium as submitted.

The petitioner, Franco Mancini of 47858 Van Dyke, Shelby Township, was present. Mr. Mancini said the project engineer was present also should there be any questions.

Chair Strat opened the floor for public comment.

There was no one present who wished to speak.

The floor was closed.

Mr. Littman asked if there is a risk that the convertible condominium area would become landlocked.

Mr. Mancini replied that an agreement would be made between the condominium association and the City that the three parcels along Longfellow would convert back to the landowners should development of the property to the north not occur,

Mr. Miller noted that the existing detention basin in Shallowbrook Subdivision would be utilized for the development and that Unit #5 would have access off of Rochester Road.

There was discussion with respect to the Rochester Road driveway access of the existing home within the proposed development and its connection to a private road should the property to the north be developed.

Mr. Mancini agreed to connect the driveway to a private road should the property to the north be developed.

Jennifer Chehab, 53445 Grand River, New Hudson, project engineer for the proposed development, was present. Ms. Chehab suggested that a deed restriction to the Master Deed would accommodate the driveway connection to a private road and the driveway approach onto Rochester Road would be abandoned.

Mr. Savidant stated that the Master Deed should then be modified to reflect that.

Chair Strat said there would be no way to enforce the deed restriction.

It was determined that the petitioner should post a bond at an amount determined by the Engineering Department to cover the expense of providing a driveway connection of the existing home to a private road and eliminating the driveway approach onto Rochester Road.

**Resolution # PC-2005-05-076**

Moved by: Khan

Seconded by: Schultz

**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 Longfellow Site Condominium, including 5 units, located on the west side of Rochester and north side of Longfellow, Section 15, within the R-1C zoning district be granted, subject to the following conditions:

1. That Unit #5 has an easement to the future private road.
2. That the Master Deed be amended to improve the access easement.
3. That a bond be posted by the petitioner for future construction of a driveway to the private road.

**Discussion on the motion on the floor.**

Mr. Littman commented that Unit #5 would have access to a road that would be maintained by the private condominium association.

Mr. Miller said it would be a clear public good to eliminate the driveway on Rochester Road in this situation.

Chair Strat confirmed that the arrangement could be accomplished legally.

**Vote on the motion on the floor.**

Yes: All present (6)

No: None

Absent: Chamberlain, Vleck, Waller

**MOTION CARRIED**



P.O. Box 157 • St. Charles, Michigan 48655 • Phone (989) 865-6297

April 15, 2005

Mr. Franco Mancini  
Champagne Building Company, Inc.  
47858 Van Dyke, Suite 410  
Shelby Township, MI 48317

Dear Mr. Mancini:

At your request, I examined a property at Longfellow and Rochester Roads in the City of Troy. Based on analyses of topography, hydrology, soils and vegetation I found an area in the southwestern one-third of the property that has wetland characteristics. However, this area is much too small and isolated to be regulated as a wetland under state law. It is less than one-half acre in size and is not contiguous with a lake, pond or stream. The area is within 500 feet of a ditch; however, the ditch should not be considered a stream because it is enclosed at the property ends and does not carry surface flows off the site. Therefore, I have concluded there are no regulated wetlands on the site.

Please write or call if you have any questions about my findings and opinion.

Sincerely,

S & R Environmental Consulting

A handwritten signature in cursive script that reads "Patrick J. Rusz". The signature is written in dark ink and is positioned above the printed name and title.

Patrick J. Rusz, Ph.D.  
Chief Wetlands Ecologist

"specialists in ecological analysis and resource management"

REC'D

MAY 12 2005

PLANNING DEPT

4699 Alton Dr  
Troy, MI 48085  
May 11, 2005

Troy Planning Commission

It has just come to my attention that the planning commission is giving the go ahead to a developer to construct condos on the woodlands on John R. between Long Lakes + Watters. I strongly oppose this decision. I live in the subdivision next to this wooded area and have lived here 33 years. I have always loved the woods - the changes of color, the soothing sounds of all the different insects + frogs, the hoot of the owls.

Why must we destroy every natural inch of land in Troy? We do not need or want any more houses, condos, or anything else on this property.

Please consider the quality of life for the citizens of Troy.

Ardis Lawson  
Marc Lawson  
Scott Lawson

APR 28 2005

Ms. Judith A. Humphrey  
893 Thurber Dr.  
Troy, Michigan 48085  
April 26, 2005

CC: F.C.

Planning Dept.  
City of Troy  
500 W. Big Beaver Rd.  
Troy, Michigan 48084

Re: Longfellow Site Condominium

Thank you for notifying me of the meeting on May 10 to review the proposed new condominium. The property for which it is proposed abuts my home. I would very much like to attend the meeting, but I will be out of Michigan on that date. My thoughts and concerns are described below.

First, a residential development of five units on a 2.19 acre parcel seems reasonable, and given the quality of other nearby construction, both single family and condominium, I am assuming that this will be an attractive development on an economic par or better than that in my subdivision. But I am troubled by a condominium of just five units. Condominiums are supposed to be governed by an elected Board of Directors of their owners. With just five units, I can't see how they could ever establish and maintain a Board of Directors to manage their common property. Thus, it appears to me that the developer and/or managing company is setting up a situation that requires their long-term oversight of the property. I doubt that this is in the best interests of the future owners of these five units. I conclude that it makes better sense to erect five single family units, wholly owned and managed by their respective owners.

My other concerns are:

Drainage and elevation - For the 26 years that I have lived in my home, there has been standing water on the proposed for development property, both after heavy rains and when the snow melts in the spring. I want some assurance that the development will remedy this condition and that there will be no runoff of water onto my lot. I have a very small lot. Any runoff of water onto my lot could cause my basement to flood (a problem I've never had).

View - The proposed site is adjacent to my small back yard. I have a deck with outdoor table and enjoy gardening. I don't mind having someone's back yard at a reasonable distance from my lot, but I don't want to look at a driveway or garbage can storage or dog pen or storage shed or jungle gym or any such other unsightly scene that would destroy my ability to enjoy my LITTLE back yard.

Sun - Since I garden, I would object to any tall structures that block sun from my lot.

Separation Boundary - What is proposed to separate my property from this development? A fence, a wall, or nothing?

Wildlife - The development site is alive with a wide variety of wildlife, many birds, squirrels, bunnies, a woodchuck, a pair of Mallard ducks, raccoons and even skunks. Many of these critters are already nesting, so I hope there are some environmental considerations given to the timing of the destruction of the site, particularly the woods.

Noise and Dirt - I am a retired senior citizen. My bedroom, eating area and family room are all on the back of my house. I don't get up early and go to work. I'm home all day. Thus, please restrict construction to no earlier than 8AM and quit by 5PM and none on weekends. And, what can be done to keep my house and deck from being covered with dust and dirt?

I would appreciate your attention and response.

*Judith A. Humphrey*