City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2026-0009 V5

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: October 29, 2026

SUBJECT: Request for Preliminary Condominium Plan Approval for Grandview Condominium, PSP2023-0010, Vito Munaco, Grandview of Rochester Hills, LLC., Applicant

REQUEST:
Approval of the Preliminary Condominium Plan for Grandview Condominium, a 16-unit, one-family detached condominium development on 5.6 acres of land, located at 1548 W. Auburn Road and Parcel No. 15-28-300-059, on the north side of W. Auburn between Crooks and Livernois. The site is zoned R-4 One Family Residential with the MR Mixed Residential Overlay. The development is being proposed pursuant to the MR Mixed Residential Overlay District.

BACKGROUND:
The applicant has been working through the administrative site plan review process for over two (2) years. It should be noted that this site has had other development proposals, dating back to 2002. The initial plans from 2002 differed from the current plans (15 units and other differences), and were granted preliminary and final approval in 2005, and construction never started. . Site development plans were brought forward again in 2015; these plans were also different from those currently before Council (14 units proposed and the proposed plans did not utilize the MR Overlay District, it utlized the City's lot averaging provision). Those plans obtained a Planning Commission recommednation for approval for the preliminary and final plans; however, they do not appear to have ever achieved City Council approval of the final plans.

The applicant is now proposing to utilize the City's Mixed Residential Overlay District to develop a total of sixteen (16) single family homes. The development is proposed as a true condominium and therefore does not have any lots/units, but rather all those areas outside of the residential building footprints will be general common element. It is noted that the Planning Commission granted a modification to the City's MR Mixed Residential Overlay District minimum qualifying acreage requirement of 10 acres, allowing the site to qualify with approximately 5.6 acres of land (at their October 20, 2026 meeting by a 5-4 vote).

All of the residences will access the proposed Coriander Drive. There will be no direct access to W. Auburn Road. The proposed development also includes a future stub connection to Sage Lane to the west in Saddlebrook, however, there are 3 additional properties between the two (2) developments that would need to be developed to create the connection.

As a part of the site plan design, the plans indicate a total of 0.27 acres of active open space area is being provided as a part of the development. This area is provided at the front of the development, along W. Auburn, on the east side of Coriander Drive. The proposed improvements include additional pedestrian sidewalks, a trellis type structure and some seating areas. Total open spaces areas consist of 2.42 acres of land, including 0.97 acres inside overall development setbacks and 1.45 acres

outside of required setbacks. A significant portion of the open space area is the preservation of the regulated wetland area toward the north end of the development.

In regards to landscaping, the applicant has provided a thorough landscaping plan that provides a total of 98 deciduous trees, 39 evergreen trees, 26 ornamental trees and approximately 80 shrubs. These plantings are a part of the required street tree plantings and buffer requirements noted below. The MR Mixed Residential District Overlay requires that a Buffer B be provided between a proposed Mixed Residential One Family Detached development and an abutting one family residential zoning district. The applicant has provided planting calculations for those buffers along the appropriate property lines and has provided the coordinating number of trees on the plans. The Tree Permit that was granted by the Planning Commission allowed for the removal of 134 trees and required a total of 136 tree credits. The applicant will be paying the majority of the credits into the City's Tree Fund.

The extension of Sage Lane of at the north end of the site serves as an emergency turnaround for the Fire Department as well as a potential future extension of Sage Lane to the west. This road extension impacts the regulated wetland at the north end of the site. A separate agenda summary is provided for the wetland use permit being sought. The Planning Commission recommended approval of the wetland use permit and approved the associated natural features setback modification. Further, ASTI has reviewed the wetland and proposed impacts and has indicated they do not object to the wetland impacts in this area and that since most of the impacts are related to providing stormwater retention the impacts are actually exempt from ordinance regulation.

Finally, the applicant has provided initial floor plans and renderings of potential homes to be constructed within the development. Those plans are included with the reviewed site plans for consideration. Further, the applicant has indicated that the anticipated home prices for the development will likely start in the upper $700,000 range to start. This price range will obviously be subject to market conditions at the time of actual construction and sales.

The Planning Commission recommended approval of the Preliminary Condominium Plan (site plan) with conditions in the attached minutes; and they recommended approval of the Wetland Use Permit and approved the Tree Removal Permit and the Natural Features Setback Modifications requested at their meeting of October 20, 2026.

At the meeting, several residents of the area had comments about the overall density of the project, the need for a modification to the MR Mixed Residential Overlay District, the need for impacting wetlands and the required natural features setback, the number of trees to be removed and the amount of traffic that may be generated by the development. The minutes from the meeting are included in the agenda packet.

Should the City Council approve the Preliminary Site Condominium Plan, the applicant would then proceed with preparing Engineering Construction documents, submitting the Final Site Condominium Plans for City reviews, and obtaining all outside agency approvals and permits. The Master Deed and Exhibit B drawings, due with Final Site Condominium review, will need to be formally submitted. Once completed and approved, the matter will again be presented to the Planning Commission and City Council for Final approval.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Preliminary Condominium Plan for Grandview Condominium, City File PSP2023-0010, consisting of 16 single family residential units on 5.6 acres located on north side of W. Auburn Road between Crooks and Livernois.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney ☐ Yes ☒ N/A