



BOARD ACTION SUMMARY SHEET

MEETING DATE: May 6, 2024

TOPIC Snug Harbor – Multiple Family Site Plan Review

BACKGROUND BRIEF: Snug Harbor is a proposed four-unit multiple-family development at 160 Heights Road, developed by Snug Harbor Orion, LLC, a subsidiary of Mocerri Companies. The Project is located on one parcel (09-11-403-006) on the north side of Heights Road and west of Broadway (M-24), adjacent to the approved Mystic Cove development. The applicant is seeking preliminary site plan approval for the project, which includes:

- Demolition of primary commercial structure and two accessory buildings;
- Construction of two townhomes and two stacked flats for a total of four dwelling units;
- General site improvements such as landscaping, lighting, interior sidewalk, utilities, etc.

The project has undergone two rounds of review with Village staff and consultants and is in substantial compliance with the Zoning Ordinance.

RECOMMENDED MOTION: To approve the preliminary site plan for “Snug Harbor,” a four-unit, multiple family development located at 160 Heights Road (Parcel 09-11-403-006), as proposed, subject to the conditions of the Village Planner’s report as follows [and as modified during this meeting]:

- Landscape plan discrepancies are corrected.
- Waiver is granted from landscape diversity requirement.
- The required pedestrian connections are provided.
- Additional off-street parking is provided OR a lesser parking requirement is approved OR off-site parking is approved, conditioned upon proper authorization being received from Village Council Oakland County Road Commission.
- Color renderings and material samples are approved.

ATTACHMENTS:

Application

Purchase Agreement

1st Staff Review Letters (3)

1st Application Response Letter

2nd Staff Review Letters (3)

2nd Applicant Response Letter

Site Plans provided in hard copy