



Rochester Hills

Agenda Report

1000 Rochester Hills Drive
Rochester Hills, MI 48309
(248) 656-4660
Home Page:
www.rochesterhills.org

File Number: 2007-0325

File Number: 2007-0325 **File Type:** Project **Status:** To Council
Version: 3 **Reference:** 05-031 **Controlling Body:** City Council
Regular Meeting
Requester: Planning/Development **Cost:** **Introduced:** 05/08/2007
File Name: Legacy Condominiums **Final Action:**

Title: Request for Final Site Condominium Plan Approval - City File No. 05-031 - Legacy Site Condominiums, a proposed 11-unit development on five acres, located north of Hamlin, east of Livernois, zoned R-3, One Family Residential, Parcel No. 15-22-351-004, Paul Rosati, applicant.

Notes: Paul Rosati
790 West Hamlin Road
Rochester Hills, MI 48307
(248) 852-3232
(248) 852-0352 fax

Code Sections:

Indexes: Preliminary-Final Plan

Sponsors:

Attachments: Agenda Summary.pdf, Map.pdf, Staff Report
051507.pdf, Site Plans.pdf, PC Minutes 040406.pdf

Agenda Date:

Agenda Number:

Enactment Date:

Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	05/15/2007	Postponed				
2	Planning Commission	06/05/2007	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2007-0325

..Title

Request for Final Site Condominium Plan Approval - City File No. 05-031 - Legacy Site Condominiums, a proposed 11-unit development on five acres, located north of Hamlin, east of Livernois, zoned R-3, One Family Residential, Parcel No. 15-22-351-004, Paul Rosati, applicant.

..Body

Resolved, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Legacy Site Condominiums, 11 units on five acres located on the north side of Hamlin, east of Livernois, zoned R-3, One Family Residential, Parcel No. 15-22-351-004, based on plans dated received by the Department of Planning and Development on February 27, 2007 with the following findings and

conditions.

Findings:

1. All applicable requirements of the One-Family Residential Detached Condominiums Ordinance and Zoning Ordinance can be met.
2. Adequate public utilities are currently available to properly service the proposed development.
3. The Final Plan represents a reasonable and acceptable plan for developing the property.
4. The Final Plan is in conformance with the Preliminary Plan approved by City Council on May 3, 2006.

Conditions:

1. The applicant submit a Performance Bond for proposed trees and landscaping of \$72,148.00, as adjusted if necessary by the City, prior to issuance of a Land Improvement Permit.
2. Tree protective fencing be installed, inspected and approved by the City's Landscape Architect prior to the issuance of the Land Improvement Permit for this development.
3. The applicant must post a bond for any monuments and irons not set, prior to issuance of the Land Improvement Permit.