



# Rochester Hills

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## Master

**File Number: 2015-0526**

**File ID:** 2015-0526

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 15-014

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 12/02/2015

**File Name:** Woodland Park PSCP Rec.

**Final Action:**

**Title label:** Request for Preliminary Site Condominium Plan Approval - Woodland Park Site Condominiums, a proposed 48-unit residential development on 23.6 acres, located south of Hamlin and west of Livernois, zoned R-3, One Family Residential with an MR, Mixed Residential Overlay; Pulte Land Company, Inc., Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 011115 Agenda Summary.pdf, Map aerial.pdf, Site Plans.pdf, Landscape Plan.pdf, Colored Elevations.pdf, Prelim. Staff Report 121515.pdf, Letter Pulte Neighbor Mtg. 112315.pdf, Email Skore 120815.pdf, Review Comments.pdf, EIS.pdf, Minutes PC 121515.pdf

**Enactment Number:**

**Contact:** PLA 656-4660

**Hearing Date:**

**Drafter:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	12/15/2015	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2015-0526

**Title**

Request for Preliminary Site Condominium Plan Approval - Woodland Park Site Condominiums, a proposed 48-unit residential development on 23.6 acres, located south of Hamlin and west of Livernois, zoned R-3, One Family Residential with an MR, Mixed Residential Overlay; Pulte Land Company, Inc., Applicant

**Body**

**Resolved,** that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for Woodland Park, a 48-unit residential development on 23.6 acres located south of Hamlin and west of Livernois, zoned R-3, One Family Residential with an MR, Mixed Residential Overlay, Parcel Nos. 15-28-226-001, -007, -008, -021, -022 and 15-28-204-004, Pulte Land Company, Inc., Applicant, based on

plans dated received by the Planning and Economic Development Department on November 11, 2016 with the following findings and conditions:

Findings:

1. Upon compliance with the following conditions, the proposed condominium plan meets all applicable requirements of the zoning ordinance and one-family residential detached condominium.
2. Adequate utilities are available to properly serve the proposed development.
3. The preliminary plan represents a reasonable street layout.
4. The Environmental Impact Statement indicates that the development will have no substantially harmful effects on the environment.
5. Remaining items to be addressed on the plans may be incorporated on the final condominium plan without altering the layout of the development.

Conditions:

1. Provide all off-site easements and agreements for approval by the City prior to issuance of a Land Improvement Permit.
2. Provide a landscape bond in the amount of \$175,325 for landscaping, replacement trees, and irrigation, prior to issuance of a Land Improvement Permit.
3. Payment of \$9,600 into the tree fund for street trees, prior to issuance of a Land Improvement Permit.
4. Approval of all required permits and approvals from outside agencies.
5. Compliance with the department memo comments, prior to Final Site Condo Plan Approval and Building Permit Approval.
6. Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans.
7. Replace Anthony Waterer Siprea at the northeast corner of Logan Dr. with ten foot evergreen trees to better screen headlights from the property to the north, as approved by staff.