



Rochester Hills

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Master

File Number: 2018-0034

File ID: 2018-0034

Type: Project

Status: To Council

Version: 4

Reference: 17-035

Controlling Body: City Council
Regular Meeting

File Created Date : 01/31/2018

File Name: Woodland Crossing PSCP

Final Action:

Title label: Request for Final Site Condominium Plan Approval - Woodland Crossing, a proposed 15-unit site condominium development on five acres, located on Auburn Rd., east of John R, zoned R-4 One Family Residential; MJC Woodland Crossing, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 102218 Agenda Summary.pdf, Map aerial.pdf, Staff Report 101618.pdf, Review Comments.pdf, Site Plans 101618.pdf, Colored Renderings.pdf, Minutes PC 022018.pdf, Minutes PC 101618.pdf, 031218 Agenda Summary.pdf, EIS.pdf, Landscape Plan 020218.pdf, Staff Report 022018.pdf, Packet distributed to area homeowners.pdf, Suppl Presentation 031218.pdf, Review Comments.pdf, Response Letter 020218.pdf, Site Plans 2-20-18.pdf, PHN OP.pdf, 031218 Resolution (Draft).pdf

Enactment Number: RES0056-2018

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	02/20/2018	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	03/12/2018	Adopted by Resolution				Pass
3	Planning Commission	10/16/2018	Recommended for Approval	City Council Regular Meeting			Pass
4	City Council Regular Meeting	10/22/2018					

Text of Legislative File 2018-0034

Title

Request for Final Site Condominium Plan Approval - Woodland Crossing, a proposed 15-unit site condominium development on five acres, located on Auburn Rd., east of John R, zoned R-4 One Family Residential; MJC Woodland Crossing, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Woodland Crossing, a 15-unit site condominium development on five acres, located on the north side of Auburn Rd., east of John R, zoned R-4 One Family Residential, Parcel Nos. 15-25-352-017 and -018, based on plans dated received by the Planning and Economic Development Department on September 18, 2018, MJC Woodland Crossing, Applicant 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 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 March 12, 2018.

Conditions:

1. Engineering approval of all permits and agreements prior to issuance of a land improvement permit.
2. Inspection and approval of tree protection and silt fencing by the City prior to issuance of a land improvement permit.
3. Post a landscape and irrigation bond in the amount of \$59,013 plus inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.
4. Add a note to the irrigation plan specifying that watering will only occur between the hours of 12am and 5am prior to issuance of a land improvement permit.
5. Payment of \$3,000 into the tree fund for street trees prior to issuance of a land improvement permit.
6. Compliance with the Building Department memo dated October 2, 2018 and Engineering Department memo dated September 27, 2018, prior to building/construction plan approval