



Rochester Hills

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Master

File Number: 2015-0099

File ID: 2015-0099

Type: Project

Status: To Council

Version: 2

Reference: 03-009

Controlling Body: City Council
Regular Meeting

File Created Date : 02/27/2015

File Name: Final Site Plans - Enclaves

Final Action:

Title label: Request for Approval of the Final Site Plan - Enclaves of Rochester Hills PUD, a proposed 26-unit residential development on 30.5 acres, located on the east side of Rochester Road, north of Tienken, TJ Realvest, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 042015 Agenda Summary.pdf, Final PUD Staff Report 040215.pdf, Final Site Plans.pdf, Final Eng. Plans.pdf, Review Comments 033115.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	03/17/2015					
1	Planning Commission	04/07/2015	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2015-0099

Title

Request for Approval of the Final Site Plan - Enclaves of Rochester Hills PUD, a proposed 26-unit residential development on 30.5 acres, located on the east side of Rochester Road, north of Tienken, TJ Realvest, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Final Site Plan for Enclaves of Rochester Hills PUD, a 26-unit residential development on approximately 30 acres, located on the east side of Rochester Road, north of Tienken, Parcel Nos. 15-02-177-001 and 15-02-102-023, based on plans dated received by the Planning and Economic Development Department on March 2, 2015, TJ Realvest, LLC, Applicant, with the following findings and conditions.

Findings:

1. The Site Plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards and requirements can be met subject to the conditions noted below.
2. The location and design of driveways providing vehicular ingress to and egress from the site will promote safety and convenience of both vehicular and pedestrian traffic both within the site and on adjoining streets.
3. There will be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
4. The proposed development does not have an unreasonably detrimental, nor an injurious effect upon the natural characteristics and features of the parcels being developed and the larger area of which the parcels are a part.
5. The proposed Final Plan promotes the goals and objectives of the Master Plan.

Conditions:

1. Provision of a performance guarantee in the amount of \$508,935, as adjusted if necessary by the City, to ensure the proper installation of trees and landscaping. Such guarantee to be provided by the applicant prior to issuance of a Land Improvement Permit.
2. Address all applicable comments from City departments and outside agency review letters, prior to final approval by Staff.
3. Add a maintenance path along the sanitary sewer line, to be approved by Engineering Staff prior to Construction Plan approval.