



# Rochester Hills

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## Master

**File Number: 2020-0444**

**File ID:** 2020-0444

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 19-033

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 11/09/2020

**File Name:** FSCP Cambridge Knoll

**Final Action:**

**Title label:** Request for Final Site Condominium Plan Approval for Cambridge Knoll, a proposed 16-unit site condo development on 4.72 acres located on the north side of Avon, east of Rochester Rd., zoned R-3 One Family Residential with an MR Mixed Residential Overlay; Cambridge Knoll, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 12072020 Agenda Summary.pdf, Staff Report 11-17-20.pdf, Review Comments 1 FSCP.pdf, Letter Nunez 10-5-20.pdf, Thuja Plicata 'Green Giant'.pdf, Site Plans pt 1.pdf, Site Plans pt 2.pdf, Renderings-Floor Plans.pdf, Minutes PC 11-17-20.pdf, Resolution (Draft).pdf

**Enactment Number:**

**Contact:** PED 656-4660

**Hearing Date:**

**Drafter:**

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	11/17/2020	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2020-0444

**Title**

Request for Final Site Condominium Plan Approval for Cambridge Knoll, a proposed 16-unit site condo development on 4.72 acres located on the north side of Avon, east of Rochester Rd., zoned R-3 One Family Residential with an MR Mixed Residential Overlay; Cambridge Knoll, Applicant

**Body**

**Resolved,** that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Cambridge Knoll, a 16-unit site condo development on 4.72 acres located on the north side of Avon, east of Rochester Rd.,

zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel Nos. 15-14-351-020 and -058, Cambridge Knoll Applicant, based on plans dated received by the Planning and Economic Development Department on October 9, 2020 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 September 14, 2020.

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 \$92,738.00 plus inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.
4. Provide Master Deed with Exhibit B to the Department of Public Services/Engineering for review and approval prior to the Engineering Department issuing Preliminary Acceptance of any site improvements.
5. Compliance with all outstanding staff review comments, prior to final approval by staff.