



# Rochester Hills

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## Master

**File Number: 2018-0282**

**File ID:** 2018-0282

**Type:** Project

**Status:** To Council

**Version:** 4

**Reference:** 17-040

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 06/27/2018

**File Name:** Berkshire Site Condos Preliminary Site Condo Plan

**Final Action:**

**Title label:** Request for Final Site Condominium Plan Approval - Berkshire Site Condominiums, a proposed 13-unit site condo development on 4.3 acres, located on the east side of John R, south of Hamlin, zoned R-4 One Family Residential; Francesco Bartolotta, Applicant

### Notes:

### Sponsors:

### Enactment Date:

**Attachments:** 040819 Agenda Summary.pdf, Staff Report 031519.pdf, Review Comments.pdf, EIS.pdf, Site Plans.pdf, Colonial Elevation.pdf, Ranch Elevation.pdf, Floor Plans.pdf, Floor Plans 2.pdf, Minutes PC 031919.pdf, Minutes PC 071718.pdf, 092418 Agenda Summary.pdf, Suppl Presentation 092418.pdf, Staff Report 071718.pdf, Review Comments.pdf, Fire comments on interim gate plan 083018.pdf, Plan with gate.pdf, Gate detail sheet.pdf, Updated landscape sheet.pdf, Site plan.pdf, PHN PSCP OP.pdf, 092418 Resolution.pdf, Resolution (Draft).pdf

**Enactment Number:** RES0255-2018

### Contact:

### 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	07/17/2018	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	09/24/2018	Adopted by Resolution				Pass
3	Planning Commission	03/19/2019	Recommended for Approval	City Council Regular Meeting			Pass
4	City Council Regular Meeting	04/08/2019					

## Text of Legislative File 2018-0282

Title

Request for Final Site Condominium Plan Approval - Berkshire Site Condominiums, a proposed 13-unit site condo development on 4.3 acres, located on the east side of John R, south of Hamlin, zoned R-4 One Family Residential; Francesco Bartolotta, Applicant

Body

**Resolved**, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Berkshire Site Condominiums, a 13-unit site condo development on 4.3 acres, located on the east side of John R, south of Hamlin, zoned R-4 One Family Residential, Parcel No. 15-25-351-045, Brancesco Bartolotta, Applicant based on plans dated received by the Planning and Economic Development Department on February 7, 2019 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 24, 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 \$51,370.00 plus inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.
4. Payment of \$2,818.00 into the tree fund for street trees prior to issuance of a land improvement permit.
5. Compliance with all outstanding staff review comments, prior to final approval by staff.
6. Engineering shall determine the cost of the sidewalk along Gravel Ridge abutting the development, to be paid into an escrow by the developer prior to the issuance of a land improvement permit and until such time at a future date that it becomes necessary to install the sidewalk.