



Vistas of Rochester Hills (formerly Rochester Meadows)	
REQUEST	Final Preliminary Plat Approval Recommendation
APPLICANT	Rochester Meadows Real Estate LLC 40680 Garfield Clinton Township, MI 48036
AGENT	Roy Sera
LOCATION	South of Avon between Rochester and John R
FILE NO.	99-011
PARCEL NOS.	15-23-201-006, 15-23-201-010, 15-23-201-011 and 15-23-201-012
ZONING	R-3 One Family Residential
STAFF	Ed Anzek, Director, Planning and Economic Development

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Summary

This action is being requested to satisfy a state requirement.

The proposed 47-lot development, previously known as Rochester Meadows, received Final Preliminary Plat Approval from City Council on October 18, 2010. The current applicant acquired the project from the previous owner and renamed it Vistas of Rochester Hills. When initiating the Final Plat Approval process at the State, the applicant learned that the Final Preliminary Plat had expired 2 weeks prior on October 18, 2012 (a 2 year approval window). The Construction Plans had been approved, an LIP issued, other permits were obtained, clearing and grading commenced, and infrastructure was installed. The City considered this as an active project and vested in their right to develop; however, the State standards require that a Final Preliminary Plat not be older than 2 years regardless of local permits, processes, or policies.

Discussions among staff were that the only path available was to reapprove the Final Preliminary Plat to give a more current approval date so the applicant can proceed with approvals at the State level.

What has been built is what has been approved, so the request at this time is to grant Approval of the Final Preliminary Plat. As the Commission is aware, it makes a Recommendation to the City Council.

Once the applicant obtains the State sign-offs, the Final Plat will be submitted to the City Council for approval.

Development Layout

The proposed development is located south of Avon between Rochester and John R and will connect (connects) to the Eddington Farms subdivision to the south and Avon to the north. The street layout allows for the extension of Robinson Dr. in the future with tee-turnarounds at each end. The development uses the lot size averaging option, which permits a reduction in lot width to 75 feet. The layout meets the design standards of the lot size averaging option. Please refer to the attached Planning Commission Minutes for details.

Review Considerations

1. **Engineering/DPS.** The plans have received a clean recommendation of approval from the City's engineering department. Engineering review had previously determined that the storm water retention system meets the newer engineering standards.
2. **Landscaping/Tree Removal.** The plans comply and will comply with the landscaping and tree replacement requirements that have been previously approved and payments and bonds have been posted. Note: The payment and bonding amounts have all been completed but the original conditions are included with the motion.

Plat Plan Summary

The plat plans are technically compliant and are the same as those approved previously. Staff therefore recommends that the Planning Commission approves Recommending Approval of the Final Preliminary Plat to City Council.

Motion to Recommend Final Preliminary Plat Approval

MOTION by _____, seconded by _____, in the matter of City File No. 99-011 (Vistas of Rochester Hills), the Planning Commission **recommends** to City Council **Approval of the Final Preliminary Plat**, based on plans dated received by the Planning Department on June 22, 2010, with the following findings and subject to the following conditions.

Findings:

1. The Final Preliminary Plat is consistent with the street and lot layout of the previously approved Final Preliminary Plat.
2. The Final Preliminary Plat conforms to all applicable City ordinances, standards, regulations, and requirements.

Conditions:

1. Provide cash bond in the amount of \$11,058.00 for transplanting trees, prior to Final Plat Approval.
2. Provide a performance guarantee in the amount of \$116,856.00, as adjusted if necessary by Staff, to ensure the proper installation of replacement trees and other landscaping, prior to issuance of a Land Improvement Permit.
3. Payment by the applicant of \$9,400.00, as adjusted if necessary by Staff, for one street tree per lot. Such payment to be provided prior to issuance of a Land Improvement Permit.

Reference: Final Preliminary Plat dated received by the Planning Department 06/22/10 (Sheet Nos. SP-1 thru SP-6, prepared by A. R. Decker & Associates, Inc.) Attachments: Planning Commission Minutes (3); Notice of Public Hearing
