



Rochester Hills

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Master

File Number: 2014-0267

File ID: 2014-0267

Type: Project

Status: To Council

Version: 2

Reference: 14-001

Controlling Body: City Council
Regular Meeting

File Created Date : 06/16/2014

File Name: Cumberland Pointe Prelim Site Condos

Final Action:

Title label: Request for Approval of the Preliminary Site Condominium Plan for Cumberland Pointe - an 18-unit site condo development on 9.9 acres located on the east side of Livernois, north of M-59, zoned R-3, One Family Residential, Lombardo Homes, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Map aerial.pdf, Prelim. Staff Report 071514.pdf, Minutes PC 072214.pdf, Review Comments.pdf, PSC Plans.pdf, Public Hearing Notice.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	07/22/2014	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2014-0267

Title

Request for Approval of the Preliminary Site Condominium Plan for Cumberland Pointe - an 18-unit site condo development on 9.9 acres located on the east side of Livernois, north of M-59, zoned R-3, One Family Residential, Lombardo Homes, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the request for Preliminary Site Condominium Plan Approval for Cumberland Pointe, an 18-unit site condo development on 9.9 acres located on the east side of Livernois, north of M-59, zoned R-3, One Family Residential, Parcel No. 15-27-151-003, based on plans dated received by the Planning and Economic Development Department on July 9, 2014, 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 preliminary plan represents a reasonable street layout.
4. The Environmental Impact Statement indicates that the development will have no substantially harmful effects on the environment.
5. Remaining items to be addressed on the plans may be incorporated on the final condominium plan without altering the layout of the development.

Conditions:

1. Provide all off-site easements and agreements for approval by the City prior to issuance of a Land Improvement Permit.
2. Provide landscape cost estimates for landscaping, replacement trees, and irrigation on the landscape plans, and landscape bond in an amount equal to the cost estimates for each, prior to issuance of a Land Improvement Permit.
3. Payment of \$3,600 into the tree fund for street trees prior to issuance of a Land Improvement Permit.
4. Approval of all required permits and approvals from outside agencies.
5. Compliance with the Engineering Department memo dated June 17, 2014 and Building Department memo dated June 5, 2014, prior to Final Site Condo Plan Approval and Building Permit Approval.
6. Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans.
7. The addition of a traffic calming plan/device shall be developed and approved by staff, prior to Final Approval by staff.
8. A plan for appropriate screening headlights shall be installed for the Covington Place Subdivision as approved by staff, prior to Final Approval by staff.