



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2014-0267 V4

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572
DATE: June 19, 2015
SUBJECT: Request for Final Approval of Cumberland Pointe Site Condominiums, a proposed 18-unit development on the east side of Livernois, south of Hamlin and north of M-59

REQUEST:

Approval of the Final Site Condominium Plan for Cumberland Pointe Site Condominiums, an 18-unit detached residential development on 9.25 acres located on the east side of Livernois, between Hamlin and M-59, zoned R-3 One Family Residential.

BACKGROUND:

The property, and all surrounding properties, are zoned and planned for one-family detached dwellings. The primary access for the units is off of Livernois, via an extended Corbin Rd. from the Cumberland Hills subdivision to the east. In addition, an internal street is stubbed to the south to connect to future development. To address traffic concerns from neighboring residents, the plan now includes two 14 ft. wide speed humps on Corbin Rd. Also, as discussed during preliminary plan review, the applicant has planted additional trees on Livernois in the Covington subdivision to buffer headlights from this project. The Master Deed and By-Laws have been approved by the City attorney.

The City Council approved the Preliminary Site Plan on August 11, 2014, after a unanimous recommendation of approval from the Planning Commission. The various City departments have no issues with the Final Plan, which by ordinance must be, and is, consistent with the Preliminary Plan. The Planning Commission unanimously recommended approval of the Final Site Condominium Plan on June 16, 2015 with the findings and conditions included in the attached Resolution.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Final Site Condominium Plan for Cumberland Pointe Site Condominiums, a proposed 18-unit development on the east side of Livernois, between Hamlin and M-59 (City File No. 14-001).

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		