



Rochester Hills

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Master

File Number: 2014-0267

File ID: 2014-0267

Type: Project

Status: To Council

Version: 4

Reference: 14-001

Controlling Body: City Council
Regular Meeting

File Created Date : 06/16/2014

File Name: Cumberland Pointe Final Site Condos

Final Action:

Title label: Request for Final 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, Lombardo Homes, Applicant

Notes: 8/11/2014 RES0185-2014 V2

Sponsors:

Enactment Date:

Attachments: 062915 Agenda Summary Final.pdf, Staff Report.pdf, Map aerial.pdf, Final Site Plan.pdf, Elevations.pdf, Minutes PC 061615.pdf, Review Comments Leg.pdf, 081114 Agenda Summary.pdf, Prelim. Staff Report 071514.pdf, Minutes PC 072214.pdf, Review Comments.pdf, PSC Plans.pdf, Homeowner's Assoc. Letter 071414.pdf, Public Hearing Notice.pdf, 081114 Resolution.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
2	City Council Regular Meeting	08/11/2014	Adopted by Resolution				Pass
3	Planning Commission	06/16/2015	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2014-0267

Title

Request for Final 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, Lombardo Homes, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Final 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, Parcel No. 15-27-151-003, based on plans dated received by the Planning and Economic Development Department on April 23, 2015, Lombardo Homes, Applicant, 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 ordinance.
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 August 11, 2014.

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 \$53,735 plus \$1,962 for inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.
4. Submit an irrigation plan with a note specifying that watering will only occur between the hours of 12 a.m. and 5 a.m. prior to approval by staff.
5. Payment of \$3,600 into the tree fund for street trees prior to issuance of a land improvement permit.
6. Payment into the City's tree fund of \$41,000 in lieu of replacement tree credits, prior to issuance of a land improvement permit.
7. Compliance with the Building Department memo dated May 1, 2015 and Engineering Department memo dated May 11, 2015.