



Rochester Hills

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Master

File Number: 2015-0224

File ID: 2015-0224

Type: Project

Status: To Council

Version: 2

Reference: 15-004

Controlling Body: City Council
Regular Meeting

File Created Date : 05/22/2015

File Name: Nottingham Woods PSCP

Final Action:

Title label: Request for Preliminary Site Condominium Plan Approval - Nottingham Woods, a proposed 17-unit, single-family site condominium development on 8.7 acres, located on the north side of Hamlin, east of Livernois, west of Crestline, zoned R-3, One Family Residential; Vanguard Equity Management, LLC, Applicant

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Sponsors:

Enactment Date:

Attachments: 011116 Agenda Summary.pdf, Map aerial.pdf, Site Plans 122315.pdf, Giffels Webster Response Ltr 122115.pdf, Planning Comm Conditions 121715.pdf, Site Plan Review 3 - 121115.pdf, Prelim. Staff Report 081415.pdf, Review 2 Comments, EIS, and response.pdf, Letter to Homeowners_Revised.pdf, Minutes PC 081815.pdf, PHN 081815.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	08/18/2015	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	01/11/2016					

Text of Legislative File 2015-0224

Title

Request for Preliminary Site Condominium Plan Approval - Nottingham Woods, a proposed 17-unit, single-family site condominium development on 8.7 acres, located on the north side of Hamlin, east of Livernois, west of Crestline, zoned R-3, One Family Residential; Vanguard Equity Management, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for Nottingham Woods, a 17-unit, single-family site condominium development on 8.7 acres, located on the north side of Hamlin between Livernois and Crestline, zoned R-3, One Family Residential, Parcel Nos. 15-22-376-004 and -005, Vanguard Equity Management, Applicant, based on plans dated received by the Planning and Economic Development Department on December 3, 2015 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 not have 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, on-site conservation easement and agreements for approval by the City prior to issuance of a Land Improvement Permit.
2. Provide landscape bond in the amount of \$68,629.00 plus inspection fees, prior to issuance of a Land Improvement Permit.
3. Provide an irrigation plan and cost estimate, prior to issuance of a Land Improvement Permit.
4. Payment of \$3,400 into the tree fund for street trees prior to issuance of a Land Improvement Permit.
5. Approval of all required permits and approvals from outside agencies.
6. Compliance with applicable staff memos, prior to Final Site Condo Plan Approval.
7. Compliance with Building Department memo dated July 21, 2015, prior to Building Permit Approval.
8. Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans.