



Rochester Hills

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Master

File Number: 2015-0224

File ID: 2015-0224

Type: Project

Status: To Council

Version: 6

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 Final 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 with an MR Mixed Residential Overlay; Vanguard Equity Management, LLC, Applicant

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Sponsors:

Enactment Date:

Attachments: 082916 Agenda Summary.pdf, Map aerial.pdf, Final Staff Report 081616.pdf, Review Comments.pdf, Final Site Condo Plans.pdf, Architectural Rendering.pdf, Letter to homeowners 102715.pdf, Email DiNello 012716.pdf, Minutes PC 081616.pdf, Minutes PC 081815.pdf, 020816 Agenda Summary.pdf, Giffels Letter 012716.pdf, Letter Vanguard 011316 Neighborhood Mtg.pdf, Letter to Homeowners 122215.pdf, 011116 Draft CC Min.pdf, Site Plans 012716.pdf, Neighborhood Info Mtg Distribution List.pdf, 012016 Neighborhood Meeting Sign In Sheet.pdf, Suppl Presentation 011116.pdf, 011116 Agenda Summary.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, PHN 081815.pdf, 011116 Resolution (Draft).pdf, 020816 Resolution (Draft).pdf

Enactment Number: RES0023-2016

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
3	City Council Regular Meeting	01/11/2016	Postponed by Resolution				Pass
4	City Council Regular Meeting	02/08/2016	Adopted by Resolution				Pass
5	Planning Commission	08/16/2016	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2015-0224

Title

Request for Final 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 with an MR Mixed Residential Overlay; Vanguard Equity Management, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for 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 with an MR Mixed Residential Overlay, Parcel No. 15-22-376-039, based on plans dated received by the Planning and Economic Development Department on June 23, 2016, Vanguard Equity Management, LLC, Applicant with the following findings and conditions:

Findings:

1. Upon compliance with the following conditions, the proposed final 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 final plan represents a reasonable and acceptable plan for developing the property.
4. The applicants have worked diligently with the neighbors to provide acceptable screening from the development.
5. The final plan is in conformance with the preliminary plan approved by City Council on February 8, 2016.

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 \$93,049.00 plus inspection fees, prior to temporary grade certification being issued by Engineering.
3. Provide an irrigation plan and cost estimate, prior to temporary grade certification being issued by Engineering.

4. Payment of \$3,400.00 into the tree fund for street trees prior to temporary grade certification being issued by Engineering.
5. Approval of all required permits and approvals from outside agencies.
6. Provide Master Deed with Exhibit B to the Department of Public Services/Engineering for review and approval prior to the Engineering Department issuing Preliminary Acceptance of any site improvements.
7. Compliance with applicable staff memos, prior to Final Site Condo Plan Approval.