



Rochester Hills

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Master

File Number: 2016-0032

File ID: 2016-0032

Type: Project

Status: To Council

Version: 4

Reference: 15-006

Controlling Body: City Council
Regular Meeting

File Created Date : 01/27/2016

File Name: Bloomer Woods FSCP Rec.

Final Action:

Title label: Request for Final Site Condominium Plan Approval - Bloomer Woods, a proposed 30-unit site condominium development on 12.8 acres, located on the east side of John R, north of Avon, zoned R-3, One Family Residential with an MR Mixed Residential Overlay; Lombardo Homes, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 101016 Agenda Summary.pdf, Final Staff Report 092016.pdf, Map aerial.pdf, Review Comments.pdf, Final Site Condo Plans.pdf, Elevations-Floor Plans.pdf, Landscape Plan.pdf, Minutes PC 092016.pdf, Minutes PC 021616.pdf, 031416 Agenda Summary.pdf, Suppl Presentation.pdf, Prelim. Staff Report 021616.pdf, Letter Westphal 020816.pdf, Review Comments.pdf, Site Plans.pdf, Public Hearing Notice-PC.pdf, 031416 Resolution.pdf

Enactment Number: RES0056-2016

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	02/16/2016	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	03/14/2016	Adopted by Resolution				Pass
3	Planning Commission	09/20/2016	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2016-0032

Title

Request for Final Site Condominium Plan Approval - Bloomer Woods, a proposed 30-unit site condominium development on 12.8 acres, located on the east side of John R, north of Avon, zoned R-3, One Family Residential with an MR Mixed Residential Overlay; Lombardo Homes,

Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Bloomer Woods, a 30-unit site condominium development on 12.8 acres, located on the east side of John R, north of Avon, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-13-301-058, based on plans dated received by the Planning and Economic Development Department on August 4, 2016, Lombardo Homes, 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 March 14, 2016.

Conditions:

1. Provide all off-site easements, on-site conservation easement and agreements for approval by the City prior to construction plan approval.
2. Provide landscape bond in the amount of \$60,604.42 plus inspection fees, prior to commencement of infrastructure construction as approved by Engineering.
3. Payment of \$6,000 into the tree fund for street trees prior to commencement of infrastructure construction as approved by Engineering.
4. Approval of all required permits and approvals from outside agencies, prior to Engineering Department issuing Preliminary Acceptance of any site improvements.
5. 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.
6. Compliance with applicable staff memos, prior to Final Site Condo Plan Approval.