



# Rochester Hills

1000 Rochester Hills Dr  
Rochester Hills, MI 48309  
(248) 656-4600  
Home Page:  
www.rochesterhills.org

## Master

**File Number: 2016-0124**

**File ID:** 2016-0124

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 15-017

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 03/22/2016

**File Name:** PSCP Devondale Site Condos

**Final Action:**

**Title label:** Request for Preliminary Site Condominium Plan Approval - Devondale Site Condos, a proposed 4-unit residential development on 1.96 acres located on the east side of Devondale, south of Austin Ave., zoned R-4, One Family Residential; 2595 Devondale, LLC, Applicant

### Notes:

### Sponsors:

### Enactment Date:

**Attachments:** 050216 Agenda Summary.pdf, Staff Report PSCP 041916.pdf, Map aerial.pdf, Planning Review PSP2 031016.pdf, Engineering Review 030116.pdf, Legal Review 101615.pdf, Environmental Impact Statement.pdf, Site Plans.pdf, Minutes PC 041916.pdf, Public Hearing Notice.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	04/19/2016	Recommended for Approval	City Council Regular Meeting			Pass

## Text of Legislative File 2016-0124

### Title

Request for Preliminary Site Condominium Plan Approval - Devondale Site Condos, a proposed 4-unit residential development on 1.96 acres located on the east side of Devondale, south of Austin Ave., zoned R-4, One Family Residential; 2595 Devondale, LLC, Applicant

### Body

**Resolved,** that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for Devondale Site Condos, a 4-unit site condo development on 1.96 acres located on the east side of Devondale, south of Austin Ave., zoned R-4, One Family Residential, Parcel No. 15-29-452-041, Paul Esposito, 2595 Devondale, LLC, Applicant, based on plans dated received by the Planning and Economic Development Department on February 22, 2016 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 in the construction plan documents 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. Payment of \$800 into the tree fund for street trees prior to issuance of a Land Improvement Permit.
3. Approval of all required permits and approvals from outside agencies.
4. Compliance with applicable staff memos, prior to Final Site Condo Plan Approval.
5. Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans.