



# Rochester Hills

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## Master

**File Number: 2016-0124**

**File ID:** 2016-0124

**Type:** Project

**Status:** To Council

**Version:** 4

**Reference:** 15-017

**Controlling Body:** City Council  
Regular Meeting

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

**File Name:** FSCP Devondale Site Condos

**Final Action:**

**Title label:** Request for Final 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:** 102416 Agenda Summary.pdf, Map aerial.pdf, Final Staff Report 101816.pdf, Review Comments.pdf, Environmental Impact Statement.pdf, Final Site Plans.pdf, Minutes PC 041916.pdf, Minutes PC 101816.pdf, 050216 Agenda Summary.pdf, Staff Report PSCP 041916.pdf, Planning Review PSP2 031016.pdf, Engineering Review 030116.pdf, Legal Review 101615.pdf, Site Plans.pdf, Public Hearing Notice.pdf, 050216 Resolution.pdf

**Enactment Number:** RES0107-2016

**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	04/19/2016	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	05/02/2016	Adopted by Resolution				Pass
3	Planning Commission	10/18/2016	Recommended for Approval	City Council Regular Meeting			Pass

## Text of Legislative File 2016-0124

### Title

Request for Final 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 Final Site Condominium Plan for 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, based on plans dated received by the Planning and Economic Development Department on October 4, 2016 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 final plan is in conformance with the preliminary plan approved by City Council on May 2, 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. Payment of \$800 into the tree fund for street trees prior to temporary grade certification being issued by Engineering.
3. Approval of all required permits and approvals from outside agencies, prior to Engineering Department issuing Preliminary Acceptance of any site improvements.
4. 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.
5. Compliance with applicable staff memos, prior to Final Site Condo Plan Approval.