



Rochester Hills

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Master

File Number: 2008-0302

File ID: 2008-0302

Type: Project

Status: To Council

Version: 2

Reference: 05-005

Controlling Body: City Council
Regular Meeting

File Created Date : 04/24/2008

File Name: Pinewoods Final Site Condominium Plan

Final Action:

Title label: Final Site Condominium Plan - Pine Woods Site Condominiums, a proposed 29-unit development on 9.6 acres, located south of Auburn, west of M-59, zoned R-4, One Family Residential, Parcel Nos. 15-34-101-012 & -013, L&R Homes, applicant.

Notes: See 2005-0366

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf ,Map.pdf ,Site Plans.pdf ,Staff Report 061708.pdf ,PC Minutes 061708.pdf ,Review Comments.pdf

Enactment Number:

Contact: M. Gentry 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	06/17/2008	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	07/14/2008					

Text of Legislative File 2008-0302

Title

Final Site Condominium Plan - Pine Woods Site Condominiums, a proposed 29-unit development on 9.6 acres, located south of Auburn, west of M-59, zoned R-4, One Family Residential, Parcel Nos. 15-34-101-012 & -013, L&R Homes, applicant.

Body

Resolved, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Pine Woods Site Condominiums, City File No. 05-005, a 29-unit development on 9.6 acres located south of Auburn, east of Livernois, Parcel Nos. 15-34-101-012 & -013, L&R Homes, applicant, with the following findings and subject to the following conditions:

Findings:

1. All applicable requirements of the One-Family Residential Detached Condominiums Ordinance and Zoning Ordinance can be met.
2. Adequate public utilities are currently available to properly service 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 March 15, 2006.

Conditions:

1. The applicant shall submit a Performance Bond for proposed trees and landscaping of \$56,781.00, as adjusted if necessary by the City's Landscape Architect, prior to issuance of a Land Improvement Permit.
2. Tree protective fencing must be installed, inspected and approved by the City's Landscape Architect prior to the issuance of a Land Improvement Permit for this development.
3. The applicant must obtain a Land Improvement Permit and any outstanding permits and easements prior to grading and construction commencing, per Public Services memo of January 23, 2008.
4. Place detectible warnings at sidewalk ramps located in the road right-of-ways, per Building Department memo of January 28, 2008, prior to obtaining Building Permits.
5. Exhibit B must be reviewed and approved by Engineering Services Staff, prior to issuance of a Land Improvement Permit.