



Rochester Hills

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Master

File Number: 2007-0190

File ID: 2007-0190

Type: Project

Status: To Council

Version: 4

Reference: 05-011

Controlling Body: City Council
Regular Meeting

File Created Date : 03/12/2007

File Name: Commons South

Final Action:

Title label: Request for Approval of the Final Site Condominium Plan - The Commons South, a twelve-unit site condominium development on 3.98 acres, Zoned R-4, located off of Shortridge, east of Livernois; D & F Development, L.L.C., applicant

Notes: See 2006-0035

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf ,Staff Report 031808.pdf
,Map.pdf ,Plans.pdf ,Assessing Dept Memo.pdf
,041107 Agenda Summary.pdf ,041107
Resolution.pdf ,Plans.pdf ,Staff Report 010506.pdf
,Memo Delacourt 031207.pdf ,Minutes PC
011006.pdf

Enactment Number: RES0119-2007

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	03/20/2007	Recommended for Approval	City Council Work Session			Pass
2	City Council Regular Meeting	04/11/2007	Adopted by Resolution				Pass
3	Planning Commission	03/18/2008	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2007-0190

Title

Request for Approval of the Final Site Condominium Plan - The Commons South, a twelve-unit site condominium development on 3.98 acres, Zoned R-4, located off of Shortridge, east of Livernois; D & F Development, L.L.C., applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for The Commons South, City File No. 05-011, a 12-unit site condo

development located off of Shortridge, east of Livernois, zoned R-4, One Family Residential, Parcel No. 15-34-301-013, based on plans dated received by the Department of Planning and Development on January 11, 2008, 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 February 15, 2006.

Conditions:

1. The applicant shall submit a Performance Bond for proposed trees and landscaping of \$13,590.00, as adjusted if necessary by the City, prior to issuance of a Land Improvement Permit.
2. Tree protective fencing shall be installed, inspected and approved by the City's Landscape Architect, prior to the issuance of the Land Improvement Permit for this development.
3. The applicant must obtain a Land Improvement Permit and any outstanding permits (i.e., Oakland County Drain Commission) prior to grading and construction commencing, per Public Services memo of January 23, 2008.
4. Add two notes to Sheet 3 per Fire Department memo of January 24, 2008, prior to Final Approval by Staff.
5. Address two conditions of Building Department memo dated January 28, 2008, prior to Building Plan Approval by Staff.