



Rochester Hills

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Master

File Number: 2007-0190

File ID: 2007-0190

Type: Project

Status: To Council

Version: 6

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 a Preliminary Site Condominium Plan - The Commons South, a twelve-unit, single-family site condominium development on 3.98 acres, located on the north side of Shortridge, east of Livernois, Zoned R-4, One Family Residential, Vaqar Siddiqui, Applicant

Notes: See 2006-0035

RES0119-2007 - CC Regular Meeting of 4/11/07
4/7/2008 - RES0080-2008

Sponsors:

Enactment Date:

Attachments: 121415 Agenda Summary.pdf, Staff Report 081415.pdf, Map Aerial.pdf, Review Comments.pdf, EIS Revised 091115.pdf, Hickory Ridge Email 111815.pdf, Site Plans.pdf, Landscape Plan.pdf, Minutes PC 081815.pdf, PHN 081815.pdf, Minutes PC 011006.pdf, Minutes PC 031808.pdf, Site Plans 0815.pdf, 040708 Agenda Summary.pdf, Staff Report 031808.pdf, Plans 2008.pdf, Assessing Dept Memo.pdf, 041107 Agenda Summary.pdf, Plans 041107.pdf, Staff Report 010506.pdf, EIS dated 092414.pdf, Memo Delacourt 031207.pdf, Minutes PC 011006.pdf, 041107 Resolution.pdf, 040708 Resolution.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	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

4	City Council Regular Meeting	04/07/2008	Adopted by Resolution		Pass
5	Planning Commission	08/18/2015	Recommended for Approval	City Council Regular Meeting	Pass

Text of Legislative File 2007-0190

Title

Request for Approval of a Preliminary Site Condominium Plan - The Commons South, a twelve-unit, single-family site condominium development on 3.98 acres, located on the north side of Shortridge, east of Livernois, Zoned R-4, One Family Residential, Vaqar Siddiqui, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for the Commons South, a 12-unit, single-family site condominium development on approximately four acres located on the north side of Shortridge, east of Livernois, Zoned R-4, One Family Residential, Parcel Nos. 15-34-301-015, -016 and -017, based on plans dated received by the Planning and Development Department on December 1, 2015, Vaqar Siddiqui, Applicant, 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 have no substantially harmful effects on the environment.
5. Remaining items to be addressed on the plans may be incorporated on the Preliminary Site Condominium Plan without altering the layout of the development.

Conditions

1. Inspection and approval of tree protection and silt fencing by the city prior to issuance of a Land Improvement Permit.
2. Submit a landscape bond in the amount of \$7,100, plus inspection fees for landscaping and replacement trees as shown on the landscape plans, prior to issuance of a Land Improvement Permit.
3. Payment of \$2,400 into the tree fund for street trees prior to issuance of a Land Improvement Permit.
4. Submit an irrigation plan and cost estimate, prior to issuance of a Land Improvement Permit.
5. Approval of all required permits and approvals from outside agencies, prior to obtaining a Land Improvement Permit.
6. Compliance with all applicable comments from the staff memos (Planning, Engineering, Fire and Parks and Forestry), prior to final approval by staff.
7. Obtain a soil erosion permit from the Oakland County Water Resources Commission, prior to obtaining a Land Improvement Permit.

8. Approval of the proposed Master Deed and Bylaws by city staff and City Attorney.