



Rochester Hills

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Master

File Number: 2007-0190

File ID: 2007-0190

Type: Project

Status: To Council

Version: 8

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, 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
12/14/2015 RES0345-2015 V6

Sponsors:

Enactment Date:

Attachments: 012218 Agenda Summary.pdf, Map Aerial.pdf, Final Staff Report 121517.pdf, Review Comments.pdf, Site Plans.pdf, Site Plans 2.pdf, Landscape Plan.pdf, Minutes PC 121917.pdf, Minutes PC 081815.pdf, 121415 Agenda Summary.pdf, Staff Report 081415.pdf, Review Comments.pdf, EIS Revised 091115.pdf, Hickory Ridge Email 111815.pdf, Landscape Plan.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, 121415 Resolution (Draft).pdf

Enactment Number: RES0345-2015

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
6	City Council Regular Meeting	12/14/2015	Adopted by Resolution		Pass
7	Planning Commission	12/19/2017	Recommended for Approval	City Council Regular Meeting	Pass
8	City Council Regular Meeting	01/22/2018			

Text of Legislative File 2007-0190

Title

Request for Approval of the Final 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 Final Site Condominium Plan for Commons South, a 12-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, Parcel Nos. 15-34-3031-016 and -017, Vaqar Siddiqui, Applicant

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 applicants have worked diligently with the neighbors to provide acceptable screening from the development.
5. The final plan is in conformance with the preliminary plan approved by City Council on December 14, 2015.

Conditions:

1. Provide all off-site easements, on-site conservation easement and agreements for approval by the City prior to construction plan approval.
2. Provide landscape bond in the amount of \$12,500, plus inspection fees, prior to issuance of a Land Improvement Permit by Engineering. The maintenance bond will be held for 4 years instead of 2 because irrigation is not proposed, and a note must be added to the homeowner's association language that explicitly states the association is responsible for maintaining all landscape common areas. Those two items must be noted on the plan as well, prior to issuance of a Land Improvement Permit by Engineering.

3. Payment of \$2,400 into the tree fund for street trees prior to issuance of a Land Improvement Permit by Engineering.
4. Approval of all required permits and approvals from outside agencies, prior to Engineering Department issuing Preliminary Acceptance of any site improvements.
5. 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. See seven below.
6. Compliance with applicable staff memos, prior to final approval by staff.
7. Add a tree preservation easement along the entire eastern property line, to be added to the condo Documents, prior to final approval by staff.