



Rochester Hills

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Master

File Number: 2018-0034

File ID: 2018-0034

Type: Project

Status: To Council

Version: 2

Reference: 17-035

Controlling Body: City Council
Regular Meeting

File Created Date : 01/31/2018

File Name: Woodland Crossing PSCP

Final Action:

Title label: Request for Preliminary Site Condominium Plan Approval - Woodland Crossing, a proposed 15-unit site condo development on five acres, located on Auburn Rd., east of John R, zoned R-4 One Family Residential; MJC Woodland Crossing, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 031218 Agenda Summary.pdf, Staff Report 022018.pdf, Map aerial.pdf, EIS.pdf, Review Comments.pdf, Response Letter 020218.pdf, Packet distributed to area homeowners.pdf, Site Plans.pdf, Landscape Plan 2-2-18.pdf, Minutes PC 022018.pdf, PHN OP.pdf

Enactment Number:

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	02/20/2018	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2018-0034

Title

Request for Preliminary Site Condominium Plan Approval - Woodland Crossing, a proposed 15-unit site condo development on five acres, located on Auburn Rd., east of John R, zoned R-4 One Family Residential; MJC Woodland Crossing, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for Woodland Crossing, a 15-unit site condominium development on five acres located on the north side of Auburn Rd., east of John R, zoned R-4 One Family Residential, Parcel Nos. 15-25-351-017 and -018, MJC Woodland Crossing, LLC, Applicant, based on plans dated received by the Planning and Economic Development Department on January 9, 2018 with the following findings and conditions:

Findings:

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from Auburn, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Sidewalks have been incorporated to promote safety and convenience of pedestrian traffic.
3. Adequate utilities are available to the site.
4. The preliminary plan represents a reasonable street and lot layout and orientation.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
6. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Conditions:

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
2. Provide a landscape performance bond for replacement trees and landscaping in the amount of \$47,213, plus inspection fees, as adjusted as necessary by staff, prior to issuance of a Land Improvement Permit by Engineering.
3. Provide an irrigation plan plus cost estimate with Final Plan submittal.
4. Payment of \$3,000 into the City's Tree Fund for one street tree per unit, prior to the issuance of a Land Improvement Permit by Engineering.
5. Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans.