



# Rochester Hills

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## Master

**File Number: 2018-0282**

**File ID:** 2018-0282

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 17-040

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 06/27/2018

**File Name:** Berkshire Site Condos Preliminary Site Condo Plan

**Final Action:**

**Title label:** Request for Preliminary Site Condominium Plan Approval - Berkshire Site Condominiums, a proposed 13-unit site condo development on 4.3 acres, located on the east side of John R, south of Hamlin, zoned R-4 One Family Residential; Francesco Bartolotta, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 092418 Agenda Summary.pdf, Map aerial.pdf, Staff Report 071718.pdf, Review Comments.pdf, EIS.pdf, Fire comments on interim gate plan 083018.pdf, Plan with gate.pdf, Gate detail sheet.pdf, Updated landscape sheet.pdf, Site plan.pdf, Colonial Elevation.pdf, Ranch Elevation.pdf, Floor Plans.pdf, Floor Plans 2.pdf, Floor Plans 3.pdf, Minutes PC 071718.pdf, PHN PSCP OP.pdf

**Enactment Number:**

**Contact:**

**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	07/17/2018	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2018-0282

**Title**

Request for Preliminary Site Condominium Plan Approval - Berkshire Site Condominiums, a proposed 13-unit site condo development on 4.3 acres, located on the east side of John R, south of Hamlin, zoned R-4 One Family Residential; Francesco Bartolotta, Applicant

**Body**

**Resolved,** that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for Berkshire Site Condominiums, a 13-unit site condo development on 4.3 acres, located on the east side of John R, south of Hamlin, zoned R-4, One Family Residential, Parcel No. 15-25-351-045, based on plans

dated received by the Planning and Economic Development Department on June 15, 2018, Francesco Bartolotta, Applicant with the following findings and conditions:

Findings:

1. The site condo 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 John R, 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.
7. The City finds that the connection of Berkshire Rd. and Gravel Ridge is not appropriate in this circumstance because of the potential for cut-through traffic and extra traffic for the existing and proposed residential neighborhood.

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 \$51,370, 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. Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans.