



# Rochester Hills

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## Master

**File Number: 2018-0173**

**File ID:** 2018-0173

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 17-019

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 04/25/2018

**File Name:** Cumberland Village PSCP

**Final Action:**

**Title label:** Request for Preliminary Site Condominium Plan Approval - Cumberland Village, a proposed 57-unit site condo development on approximately 23 acres, located on the east side of Livernois, south of Hamlin, zoned R-3 One Family Residential with a MR Mixed Residential Overlay; Lombardo Homes, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 060418 Agenda Summary.pdf, Map aerial.pdf, Staff Report Prelim. 051518.pdf, EIS.pdf, Review Comments.pdf, Response Letter 050218.pdf, Ltr to neighbors with proposed layout 081717.pdf, Site Plans.pdf, Colored Site Plan.pdf, Floor Plans-Elevations.pdf, Minutes PC 051518.pdf, PHN PSCP 051518.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	05/15/2018	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2018-0173

**Title**

Request for Preliminary Site Condominium Plan Approval - Cumberland Village, a proposed 57-unit site condo development on approximately 23 acres, located on the east side of Livernois, south of Hamlin, zoned R-3 One Family Residential with a MR Mixed Residential Overlay; Lombardo Homes, Applicant

**Body**

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for

Cumberland Village, a 57-unit site condo development on approximately 23 acres, located on the east side of Livernois, south of Hamlin, zoned R-3, One Family Residential with a MR Mixed Residential Overlay, Parcel Nos. 15-27-101-006 to -011, -030, -040, and -041, Lombardo Homes, Applicant, based on plans dated received by the Planning and Economic Development Department on April 10, 2018 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 ordinance.
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. The proposed project will be accessed from two entrances from Livernois, thereby promoting the safe flow of vehicular traffic both within the site and on the adjoining street. Paths have been incorporated to promote the safety and convenience of pedestrian traffic.
6. Remaining items to be addressed on the plans may be incorporated on the final condominium plan without altering the layout of the development.

Conditions:

1. Provide all off-site easements and agreements for approval by the City prior to issuance of a Land Improvement Permit.
2. Provide landscape bond for landscaping, replacement trees, and irrigation in the amount of \$74,261.00, prior to issuance of a Land Improvement Permit.
3. Payment of \$11,400 into the tree fund for street trees prior to issuance of a Land Improvement Permit.
4. Approval of all required permits and approvals from outside agencies.
5. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
6. Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans.
7. Provide modified plans showing the center left turn lane at the northern entrance, along with Final Site Condo Plan submittal.
8. Add trees/shrubs along the eastern property line of the adjacent subdivision(s) to discourage cut-through traffic to Hamlin Ct., along with Final Site Condo Plan submittal.