



Rochester Hills

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2019-0324

File ID: 2019-0324

Type: Project

Status: Draft

Version: 2

Reference: 19-014

Controlling Body: Planning
Commission

File Created Date : 07/11/2019

File Name: Christenbury Site Condos Preliminary Plan

Final Action:

Title label: Request for Preliminary Site Condominium Plan Approval - Christenbury Site Condos, a proposed two-unit site condo development on 2.4 acres, located south of Washington, west of Dequindre, zoned RE Residential Estate, Vito Terracciano, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 081219 Agenda Summary.pdf, Staff Report 7-31-19 (revised 7-29-19).pdf, EIS recd 6-20-19.pdf, Review Comments PC.pdf, Response ltr recd 7-22-19.pdf, Exhibit B to Master Deed recd 7-22-19.pdf, Grading and Utility Plan recd 7-22-19.pdf, Road Agreement.pdf, Email Staran 8-2-19.pdf, Minutes PC 7-31-19.pdf, PHN PSCP 7-31-19.pdf, Resolution (Draft).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	07/31/2019	Recommended for Approval	City Council Regular Meeting			Pass

Notes: *Mr. Kaltsounis clarified that the applicant was in agreement with adding a condition about having legal review the private road agreement.*

MOTION by Kaltsounis, seconded by Dettloff, in the matter of City File No. 19-014 Christenbury Site Condos, the Planning Commission **recommends approval of the Preliminary Site Condominium Plan**, based on plans dated received by the Planning Department on June 20, 2019, with the following six findings and subject to the following four 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 Christenbury Ct., thereby promoting safety and convenience of vehicular traffic both within the site and on the adjoining street.*
- 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 in an amount to be determined, plus inspection fees, as adjusted as necessary by staff, prior to issuance of a Land Improvement Permit by Engineering.*
 - 3. Payment of \$216.75 into the City's Tree Fund for one street tree, prior to the issuance of a Land Improvement Permit by Engineering.*
 - 4. Prior to the City Council meeting, the City Attorney shall review the private agreement to see if the home is allowed on the road.*
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Text of Legislative File 2019-0324

Title

Request for Preliminary Site Condominium Plan Approval - Christenbury Site Condos, a proposed two-unit site condo development on 2.4 acres, located south of Washington, west of Dequindre, zoned RE Residential Estate, Vito Terracciano, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for Christenbury Site Condominiums, a proposed two-unit site condo development on 2.4 acres, located on Christenbury Ct., west of Dequindre, zoned RE Residential Estate, Parcel Nos. 15-01-278-005 and -007, based on plans dated received by the Planning and Economic Development Department on June 20, 2019, Vito Terracciano, Applicant, 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 Christenbury Ct., thereby promoting safety and convenience of vehicular traffic both within the site and on the adjoining street.
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 in an amount to be determined, plus inspection fees, as adjusted as necessary by staff, prior to issuance of a Land Improvement Permit by Engineering.
3. Payment of \$216.75 into the City's Tree Fund for one street tree, prior to the issuance of a Land Improvement Permit by Engineering.