



# 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:** To Council

**Version:** 4

**Reference:** 19-014

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 07/11/2019

**File Name:** Christenbury Site Condos Preliminary Plan

**Final Action:**

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

### Notes:

### Sponsors:

### Enactment Date:

**Attachments:** 082619 Agenda Summary.pdf, Staff Report 081519.pdf, Review Comments 081519 .pdf, Staran Email 071819.pdf, Final Site Plans.pdf, Road Agreement.pdf, Minutes PC 073119.pdf, Minutes PC 082019.pdf, 081219 Agenda Summary.pdf, Staff Report 073119.pdf, EIS 062019.pdf, Review Comments PC.pdf, Staran Email 080219.pdf, Fenn & Assoc Ltr.pdf, Exhibit B to Master Deed.pdf, Grading and Utility Plan.pdf, Public Hearing Notice.pdf, Resolution 081219.pdf

**Enactment Number:** RES0238-2019

**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
2	City Council Regular Meeting	08/12/2019	Adopted by Resolution				Pass
3	Planning Commission	08/20/2019	Recommended for Approval	City Council Regular Meeting			Pass
3	City Council Regular Meeting	08/26/2019					

## Text of Legislative File 2019-0324

Title

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

Body

**Resolved**, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Christenbury Estates, a two-unit site condo development on 2.4 acres, located south of Washington, west of Dequindre on Christenbury Ct., 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 August 14, 2019, Vito Terracciano, Applicant, 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.
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 final plan is in conformance with the preliminary plan approved by City Council on August 12, 2019.

Conditions

1. Engineering approval of all permits and agreements prior to issuance of a land improvement permit.
2. Inspection and approval of tree protection and silt fencing by the City prior to issuance of a land improvement permit.
3. Post a landscape and irrigation bond in an amount to be determined, plus inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.
4. Compliance with all outstanding staff review comments, if any, prior to final approval by staff.