



Legislation Details (With Text)

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Title: Request for Final Site Condominium Plan Approval for Cumberland Pointe, an 18-unit site condo development on 9.9 acres located on the east side of Livernois, north of M-59, zoned R-3, One-Family Residential; Lombardo Homes, Applicant

Sponsors:

Indexes:

Code sections:

Attachments: 1. 062915 Agenda Summary Final.pdf, 2. Staff Report.pdf, 3. Map aerial.pdf, 4. Final Site Plan.pdf, 5. Elevations.pdf, 6. Minutes PC 061615.pdf, 7. Review Comments Leg.pdf, 8. 081114 Agenda Summary.pdf, 9. Prelim. Staff Report 071514.pdf, 10. Minutes PC 072214.pdf, 11. Review Comments.pdf, 12. PSC Plans.pdf, 13. Homeowner's Assoc. Letter 071414.pdf, 14. Public Hearing Notice.pdf, 15. 081114 Resolution.pdf, 16. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
6/29/2015	4	City Council Regular Meeting	Adopted by Resolution	Pass
6/16/2015	3	Planning Commission	Recommended for Approval	Pass
8/11/2014	2	City Council Regular Meeting	Adopted by Resolution	Pass
7/22/2014	1	Planning Commission	Recommended for Approval	Pass

Request for Final Site Condominium Plan Approval for Cumberland Pointe, an 18-unit site condo development on 9.9 acres located on the east side of Livernois, north of M-59, zoned R-3, One-Family Residential; Lombardo Homes, Applicant

Resolved, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Cumberland Pointe, an 18-unit site condo development on 9.9 acres located on the east side of Livernois, north of M-59, zoned R-3, One Family Residential, Parcel No. 15-27-151-003, based on plans dated received by the Planning and Economic Development Department on April 23, 2015, Lombardo Homes, 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 ordinance.
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 11, 2014.

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 the amount of \$53,735 plus \$1,962 for inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.
4. Submit an irrigation plan with a note specifying that watering will only occur between the hours of 12 a.m. and 5 a.m. prior to approval by staff.
5. Payment of \$3,600 into the tree fund for street trees prior to issuance of a land improvement permit.
6. Payment into the City's tree fund of \$41,000 in lieu of replacement tree credits, prior to issuance of a land improvement permit.
7. Compliance with the Building Department memo dated May 1, 2015 and Engineering Department memo dated May 11, 2015.