



Legislation Details (With Text)

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Title: Request for Final Site Condominium Plan Approval - Woodland Crossing, a proposed 15-unit site condominium development on five acres, located on Auburn Rd., east of John R, zoned R-4 One Family Residential; MJC Woodland Crossing, LLC, Applicant

Sponsors:

Indexes:

Code sections:

Attachments: 1. 102218 Agenda Summary.pdf, 2. Suppl Presentation 102218.pdf, 3. Map aerial.pdf, 4. Staff Report 101618.pdf, 5. Review Comments.pdf, 6. Site Plans 101618.pdf, 7. Colored Renderings.pdf, 8. Minutes PC 022018.pdf, 9. Minutes PC 101618.pdf, 10. 031218 Agenda Summary.pdf, 11. EIS.pdf, 12. Landscape Plan 020218.pdf, 13. Staff Report 022018.pdf, 14. Packet distributed to area homeowners.pdf, 15. Suppl Presentation 031218.pdf, 16. Review Comments.pdf, 17. Response Letter 020218.pdf, 18. Site Plans 2-20-18.pdf, 19. PHN OP.pdf, 20. 031218 Resolution (Draft).pdf, 21. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
10/22/2018	4	City Council Regular Meeting	Adopted by Resolution	Pass
10/16/2018	3	Planning Commission	Recommended for Approval	Pass
3/12/2018	2	City Council Regular Meeting	Adopted by Resolution	Pass
2/20/2018	1	Planning Commission	Recommended for Approval	Pass

Request for Final Site Condominium Plan Approval - Woodland Crossing, a proposed 15-unit site condominium development on five acres, located on Auburn Rd., east of John R, zoned R-4 One Family Residential; MJC Woodland Crossing, LLC, Applicant

Resolved, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Woodland Crossing, a 15-unit site condominium development on five acres, located on the north side of Auburn Rd., east of John R, zoned R-4 One Family Residential, Parcel Nos. 15-25-352-017 and -018, based on plans dated received by the Planning and Economic Development Department on September 18, 2018, MJC Woodland Crossing, 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 March 12, 2018.

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 \$59,013 plus inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.
4. Add a note to the irrigation plan specifying that watering will only occur between the hours of 12am and 5am prior to issuance of a land improvement permit.
5. Payment of \$3,000 into the tree fund for street trees prior to issuance of a land improvement permit.
6. Compliance with the Building Department memo dated October 2, 2018 and Engineering Department memo dated September 27, 2018, prior to building/construction plan approval