



## Legislation Details (With Text)

**File #:** 2020-0444      **Version:** 2

**Type:** Project      **Status:** Passed

**File created:** 11/9/2020      **In control:** City Council Regular Meeting

**On agenda:**      **Final action:** 12/7/2020

**Title:** Request for Final Site Condominium Plan Approval for Cambridge Knoll, a proposed 16-unit site condo development on 4.72 acres located on the north side of Avon, east of Rochester Rd., zoned R-3 One Family Residential with an MR Mixed Residential Overlay; Cambridge Knoll, Applicant

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. 12072020 Agenda Summary.pdf, 2. Staff Report 11112020.pdf, 3. Staff Review.pdf, 4. Nunez Ltr 10052020.pdf, 5. Thuja Plicata 'Green Giant'.pdf, 6. Site Plans Part 1.pdf, 7. Site Plans Part 2.pdf, 8. Renderings-Floor Plans.pdf, 9. Minutes PC 11172020.pdf, 10. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
12/7/2020	2	City Council Regular Meeting	Adopted by Resolution	Pass
11/17/2020	1	Planning Commission	Recommended for Approval	Pass

Request for Final Site Condominium Plan Approval for Cambridge Knoll, a proposed 16-unit site condo development on 4.72 acres located on the north side of Avon, east of Rochester Rd., zoned R-3 One Family Residential with an MR Mixed Residential Overlay; Cambridge Knoll, Applicant

**Resolved,** that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Cambridge Knoll, a 16-unit site condo development on 4.72 acres located on the north side of Avon, east of Rochester Rd., zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel Nos. 15-14-351-020 and -058, Cambridge Knoll Applicant, based on plans dated received by the Planning and Economic Development Department on October 9, 2020 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 September 14, 2020.

### 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 \$92,738.00 plus inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.

4. Provide Master Deed with Exhibit B to the Department of Public Services/Engineering for review and approval prior to the Engineering Department issuing Preliminary Acceptance of any site improvements.
5. Compliance with all outstanding staff review comments, prior to final approval by staff.