



## Legislation Text

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**File #:** 2014-0267, **Version:** 4

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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.