



## Legislation Text

---

**File #:** 2015-0224, **Version:** 6

---

Request for Final Site Condominium Plan Approval - Nottingham Woods, a proposed 17-unit, single-family site condominium development on 8.7 acres, located on the north side of Hamlin, east of Livernois, west of Crestline, zoned R-3, One Family Residential with an MR Mixed Residential Overlay; Vanguard Equity Management, LLC, Applicant

**Resolved,** that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Nottingham Woods, a proposed 17-unit, single-family site condominium development on 8.7 acres, located on the north side of Hamlin, east of Livernois, west of Crestline, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-22-376-039, based on plans dated received by the Planning and Economic Development Department on June 23, 2016, Vanguard Equity Management, LLC, Applicant with the following findings and conditions:

Findings:

1. Upon compliance with the following conditions, the proposed final 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 applicants have worked diligently with the neighbors to provide acceptable screening from the development.
5. The final plan is in conformance with the preliminary plan approved by City Council on February 8, 2016.

Conditions:

1. Provide all off-site easements, on-site conservation easement and agreements for approval by the City prior to issuance of a Land Improvement Permit.
2. Provide landscape bond in the amount of \$93,049.00 plus inspection fees, prior to temporary grade certification being issued by Engineering.
3. Provide an irrigation plan and cost estimate, prior to temporary grade certification being issued by Engineering.
4. Payment of \$3,400.00 into the tree fund for street trees prior to temporary grade certification being issued by Engineering.
5. Approval of all required permits and approvals from outside agencies.
6. 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.
7. Compliance with applicable staff memos, prior to Final Site Condo Plan Approval.