



Legislation Text

File #: 2016-0032, **Version:** 4

Request for Final Site Condominium Plan Approval - Bloomer Woods, a proposed 30-unit site condominium development on 12.8 acres, located on the east side of John R, north of Avon, zoned R-3, One Family Residential with an MR Mixed Residential Overlay; Lombardo Homes, Applicant

Resolved, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Bloomer Woods, a 30-unit site condominium development on 12.8 acres, located on the east side of John R, north of Avon, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-13-301-058, based on plans dated received by the Planning and Economic Development Department on August 4, 2016, Lombardo Homes, 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 March 14, 2016.

Conditions:

1. Provide all off-site easements, on-site conservation easement and agreements for approval by the City prior to construction plan approval.
2. Provide landscape bond in the amount of \$60,604.42 plus inspection fees, prior to commencement of infrastructure construction as approved by Engineering.
3. Payment of \$6,000 into the tree fund for street trees prior to commencement of infrastructure construction as approved by Engineering.
4. Approval of all required permits and approvals from outside agencies, prior to Engineering Department issuing Preliminary Acceptance of any site improvements.
5. 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.
6. Compliance with applicable staff memos, prior to Final Site Condo Plan Approval.