



## Legislation Text

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**File #:** 2018-0034, **Version:** 4

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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