



Legislation Text

File #: 2018-0282, **Version:** 5

Request for Final Site Condominium Plan Approval - Berkshire Site Condominiums, a proposed 13-unit site condo development on 4.3 acres, located on the east side of John R, south of Hamlin, zoned R-4 One Family Residential; Francesco Bartolotta, Applicant

Resolved, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Berkshire Site Condominiums, a 13-unit site condo development on 4.3 acres, located on the east side of John R, south of Hamlin, zoned R-4 One Family Residential, Parcel No. 15-25-351-045, Brancesco Bartolotta, Applicant based on plans dated received by the Planning and Economic Development Department on February 7, 2019 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 24, 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 \$51,370.00 plus inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.
4. Payment of \$2,818.00 into the tree fund for street trees prior to issuance of a land improvement permit.
5. Compliance with all outstanding staff review comments, prior to final approval by staff.
6. Engineering shall determine the cost of the sidewalk along Gravel Ridge abutting the development, to be paid into an escrow by the developer prior to the issuance of a land improvement permit and until such time at a future date that it becomes necessary to install the sidewalk.
7. That an escrow agreement is in place in a form acceptable to the City Attorney's Office for the construction of a sidewalk.