



## Legislation Text

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**File #:** 2018-0173, **Version:** 6

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Request for Final Site Condominium Plan Approval - Cumberland Village, a proposed 57-unit site condo development on approximately 23 acres, located on the east side of Livernois, south of Hamlin, zoned R-3 One Family Residential with a MR Mixed Residential Overlay; Various Parcels, Section 27, Lombardo Homes, Applicant

**Resolved**, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Cumberland Village, a proposed 57-unit site condo development on approximately 23 acres, located on the east side of Livernois, south of Hamlin, zoned R-3, One Family Residential with an MR Mixed Residential Overlay; Section 27, based on plans dated received by the Planning and Economic Development Department on April 22 and June 28, 2019, 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.
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 June 4, 2018.

**Conditions:**

1. The northern access, as depicted in the provided sheet titled "Emergency Exit Details" shall be gated for emergency purposes only and styled as such that it does not look like a driveway with decorative stamped concrete that holds appropriate vehicle weight as approved by staff.
2. Engineering approval of all permits and agreements prior to issuance of a land improvement permit.
3. Inspection and approval of tree protection and silt fencing by the City prior to issuance of a land improvement permit.
4. Post a landscape and irrigation bond in the amount of \$72,234.00 plus inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.
5. Payment of \$12,355.00 into the tree fund for street trees prior to issuance of a land improvement permit.
6. Compliance with all outstanding staff review comments, prior to final approval by staff.
7. The emergency access gate shall be built in conformity with the plans presented to the Planning Commission at the July 16, 2019 meeting.