



Legislation Text

File #: 2019-0324, **Version:** 4

Request for Final Site Condominium Plan Recommendation - Christenbury Site Condos, a proposed two-unit site condo development on 2.4 acres, located south of Washington, west of Dequindre on Christenbury Ct., zoned RE Residential Estate; Vito Terracciano, Applicant

Resolved, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Christenbury Estates, a two-unit site condo development on 2.4 acres, located south of Washington, west of Dequindre on Christenbury Ct., zoned RE, Residential Estate, Parcel Nos. 15-01-278-005 and -007, based on plans dated received by the Planning and Economic Development Department on August 14, 2019, Vito Terracciano, 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 August 12, 2019.

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 an amount to be determined, plus inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.
4. Compliance with all outstanding staff review comments, if any, prior to final approval by staff.