



Rochester Hills Master Report

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File Number: 2005-0372

File Number: 2005-0372 **File Type:** Project **Status:** Consent Agenda
Version: 2 **Reference:** 02-029 **Controlling Body:** City Council
Regular Meeting
Requester: Planning/Development **Cost:** **Introduced:** 05/12/2005
File Name: Grandview Site Condominiums **Final Action:**

Title: Final Site Condominium Plan Request for Approval - City File No. 02-029 - Grandview Site Condominiums, a proposed 15-unit development on approximately six acres, located east of Crooks and north of Auburn, zoned R-4, One Family Residential, Parcel No. 15-28-300-033, Grandview Construction, Incapacitate

Notes: Joe Salome, President
Grandview Construction, Inc.
P.O. Box 81352
Rochester, MI 48308

Code Sections:

Indexes: Site Condominiums

Sponsors:

Attachments: Agenda Summary.pdf, Staff Report.pdf, Map Aerial.pdf, Site Plans.pdf

Agenda Date:

Agenda Number:

Enactment Date:

Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	05/17/2005	Recommended for Approval Aye: Boswell, Brnabic, Hardenburg, Hill, Hooper, Kaltsounis, Reece, Rosen and Schroeder	City Council Regular Meeting			Pass

Text of Legislative File 2005-0372

..Title

Final Site Condominium Plan Request for Approval - City File No. 02-029 - Grandview Site Condominiums, a proposed 15-unit development on approximately six acres, located east of Crooks and north of Auburn, zoned R-4, One Family Residential, Parcel No. 15-28-300-033, Grandview Construction, Incapacitate

..body

Resolved that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for

Grandview Site Condominiums (City File No. 02-029), based on the plans dated received by the Department of Planning and Development on July 22, 2005, with the following six findings and subject to the following five conditions. The affected property is zoned R-4, One-Family Residential and identified as Parcel No. 15-28-300-033.

Findings:

1. All applicable requirements of the One-Family Residential Detached Condominiums Ordinance and Zoning Ordinance can be met.
2. Adequate public utilities are currently available to properly service the proposed development.
3. The Final Plan represents a reasonable and acceptable plan for developing the property.
4. Only one roadway from Auburn Road is being proposed, with all lots having access to an interior local street.
5. The eventual connection with Saddlebrook Orchards to the west will provide a second access point for both developments.
6. The final plan is in conformance with the preliminary plan approved by City Council on March 3, 2004.

CONDITIONS:

1. The applicant shall provide a performance guarantee in an amount determined by Engineering Services prior to issuance of a Land Improvement Permit to ensure the placement of monuments and markers.
2. The applicant submit a Performance Bond for replacement trees in the amount of \$18,900.00, as adjusted if necessary by the City, prior to issuance of a Land Improvement Permit.
3. The applicant pay \$7,600.00, as adjusted if necessary by the City, into the City's Tree Fund prior to issuance of the Land Improvement Permit.
4. Tree protective fencing be installed, inspected and approved by the City's Landscape Architect prior to the issuance of the Land Improvement Permit for this development.
5. The applicant pay \$3,000, as adjusted if necessary by the City, to the Forestry Division for street trees prior to issuance of the Land Improvement Permit.