



# Rochester Hills

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## Master

**File Number: 2007-0774**

**File ID:** 2007-0774

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 89-156.5

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 11/19/2007

**File Name:** Clear Creek Subdivision No. 5

**Final Action:**

**Title label:** Request for Approval of the Tentative Preliminary Plat - Clear Creek Subdivision No. 5, the fifth phase (58 lots on 56 acres) of a 322-lot subdivision north of Tienken and east of Sheldon, zoned R-1, One Family Residential; Elro Corporation, applicant

**Notes:** 89-156.5

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf ,Staff Report.pdf ,Map.pdf  
,Review Comments.pdf ,Site Plans.pdf

**Enactment Number:**

**Contact:** M. Gentry PLA 656-4660

**Hearing Date:**

**Drafter:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	04/01/2008	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	06/16/2008					

### Text of Legislative File 2007-0774

#### Title

Request for Approval of the Tentative Preliminary Plat - Clear Creek Subdivision No. 5, the fifth phase (58 lots on 56 acres) of a 322-lot subdivision north of Tienken and east of Sheldon, zoned R-1, One Family Residential; Elro Corporation, applicant

#### Body

**Resolved**, that the Rochester Hills City Council hereby approves the Tentative Preliminary Plat for Clear Creek Subdivision No. 5, City File No. 89-156.5, 58-lots on 56 acres and the fifth phase of Clear Creek, located north of Tienken, east of Sheldon, zoned R-1, One Family Residential, Parcel No. 15-02-200-015, based on plans dated received by the Planning and Development Department on February 25, 2008, with the following findings and subject to the following conditions.

Findings:

1. The Tentative Preliminary Plat, after conformance with conditions, meets all applicable requirements of the Zoning Ordinance and the Subdivisions Ordinance.
2. The Tentative Preliminary Plat for Clear Creek No. 5 is the fifth phase of Clear Creek Subdivision; Clear Creek No. 4 Final Plat was approved by City Council on May 4, 2005.
3. Adequate utilities are currently available in the Sheldon/Mead Road R.O.W., and sanitary sewer will be extended from the existing stub streets in Clear Creek, to properly service the proposed development.
4. The Tentative Preliminary Plat represents a reasonable and acceptable plan for developing the property.
5. The Tentative Preliminary Plat represents a reasonable street layout, as well as a reasonable lot layout and orientation.
6. The proposed development is compatible with surrounding zoning districts and land uses.
7. Architecture of the new homes will be similar in style to what currently is being built in the other Clear Creek phases (per Environmental Impact Statement provided by applicant).

Conditions:

1. That the Open Space Plan is approved by City Council prior to the approval of the Tentative Preliminary Plat.
2. That the Wetland Use Permit is approved by City Council prior to the approval of the Tentative Preliminary Plat.
3. That the applicant receives a Land Improvement Permit prior to commencing any work on the site.
4. That the applicant receives all engineering related permits and approved Construction documents required by Public Services prior to Final Plat approval.
5. Change the diameter of the water main proposed on Mead Road to 16" (12" shown), prior to Construction Plan Approval.
6. All proposed street names must be approved by the City's Communication Division prior to Final Plat Approval by Staff.
7. Provision of a performance guarantee in the amount of \$305,375.00, as adjusted if necessary by the City, to ensure the proper installation of trees, for replacement of damaged trees, and for all other landscaping expenses. Such guarantee to be provided by \_\_\_\_\_ the applicant prior to issuance of a Land Improvement Permit.