



Rochester Hills

Agenda Report

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Home Page:
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File Number: 2006-0883

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File Type: Project

Status: To Council Work Session

Version: 2

Reference: 05-006

Controlling Body: City Council Work Session

Requester: Planning/Development

Cost:

Introduced: 11/30/2006

File Name: Hickory Ridge Site Condominiums

Final Action:

Title: Request for Final Site Condominium Plan Approval - City File No. 05-006 - Hickory Ridge Site Condominiums, a 50-unit development located east of Livernois and south of Hazelton, zoned R-4, One Family Residential, Parcel Nos. 15-34-151-012, -014, -016, 15-34-176-001, 15-34-301-002, -007, -010, -012, Bluewood Properties, applicant

Notes: Bluewood Properties
1717 Stutz, Suite A
Troy, MI 48084
Joe Damico

Code Sections:

Agenda Date:

Indexes: Preliminary-Final Plan

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Map.pdf, Staff Report.pdf, 120506 PC Minutes.pdf, Site Plans.pdf

Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	12/05/2006	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2006-0883

..Title

Request for Final Site Condominium Plan Approval - City File No. 05-006 - Hickory Ridge Site Condominiums, a 50-unit development located east of Livernois and south of Hazelton, zoned R-4, One Family Residential, Parcel Nos. 15-34-151-012, -014, -016, 15-34-176-001, 15-34-301-002, -007, -010, -012, Bluewood Properties, applicant

..Body

Resolved, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Hickory Ridge Site Condominiums, 50 units located east of Livernois and south of Hazelton, zoned R-4, One Family Residential, Parcel Nos. 15-34-151-012, -014, -016, 15-34-176-001, 15-34-301-002,

-007, -010, -012, based on plans dated received by the Planning and Development Department on August 29, 2006, with the following findings and conditions:

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. The Final Plan is in conformance with the preliminary plan approved by City Council on May 17, 2006.

Conditions:

1. The applicant submit a Performance Bond for proposed trees and landscaping of \$36,350.00, as adjusted if necessary by the City, prior to issuance of a Land Improvement Permit.
2. 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.
3. The applicant deposit \$3,501.40 into the City Tree Fund for the removal of trees #2501 and #2502 prior to issuance of a Land Improvement Permit.
4. That City Council approve a Sidewalk Waiver for Lot 42, as indicated in the By-Laws, which obligates the homeowner in the event the sidewalk is ever constructed on Shortridge.