



# Rochester Hills

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## Master

**File Number: 2007-0775**

**File ID:** 2007-0775

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 02-009

**Controlling Body:** City Council  
Regular Meeting

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

**File Name:** Grace Oaks Site Condominiums

**Final Action:**

**Title label:** Request for Approval of the Final Site Condominium Plan - Grace Oaks, a two-unit site condominium development on 1.1 acres, located on the north side of Hazelton, east of Livernois, zoned R-4, One Family Residential, Parcel No. 15-34-101-039; Joseph Lombardo, Applicant

**Notes:** Please refer to 2006-0406 and 2006-0484 for Preliminary Plan and Sidewalk Waiver

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf, Map.pdf, Site Plans.pdf, Staff Report 060512.pdf, Minutes PC 060512.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	06/05/2012	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	06/18/2012					

### Text of Legislative File 2007-0775

#### Title

Request for Approval of the Final Site Condominium Plan - Grace Oaks, a two-unit site condominium development on 1.1 acres, located on the north side of Hazelton, east of Livernois, zoned R-4, One Family Residential, Parcel No. 15-34-101-039; Joseph Lombardo, Applicant

#### Body

**Resolved,** that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Grace Oaks, a two-unit site condo development on 1.1 acres, located on the north side of Hazelton, east of Livernois, zoned R-4, One Family Residential, Parcel No. 15-34-101-039, with the following findings and conditions:

#### Findings:

1. Upon compliance with the following conditions, the Final Plan meets all applicable requirements of the Zoning Ordinance and One-Family Residential Detached Condominiums Ordinance.
2. Adequate utilities are available to properly service the proposed development.
3. The Final Plan represents an acceptable, comprehensive development that is harmonious with the surrounding development.
4. The Final Plan represents a reasonable lot orientation.
5. The development should have no substantially harmful effects on the environment.
6. The Final Plan is in conformance with the Preliminary Plan approved by City Council on September 29, 2006.

Conditions:

1. Provide a Notice of Wetland/Floodplain Designation in recordable format after City Council Approval and prior to Plans being stamped "Approved" in accordance with Ordinance 469: One-Family Residential Detached Condominiums; Sec. 122-368 (d).
2. Eliminate Note #3 that references the need for a sidewalk waiver. The note is part of 3 notes placed near the bottom center of sheet 1. The City Council had already granted that with the Preliminary Plan Approval in 2006.