

F) RCOC Road Report dated 2nd Quarter 2015

## NEW BUSINESS

**2014-0267** Request for Final Site Condominium Plan Recommendation - City File No. 14-001 - Cumberland Pointe - an 18-unit site condo development on 9.9 acres located on the east side of Livernois, north of M-59, zoned R-3, One-Family Residential, Parcel No. 15-27-151-003, Lombardo Homes, Applicant  
*Reference: Staff Report prepared by Sara Roediger, dated June 12, 2015 and Final Site Condo Plans had been placed on file and by reference became part of the record thereof.)*

*Present for the applicant was Greg Windingland, Lombardo Homes, 51237 Danview Technology Ct., Shelby Township, MI 48315.*

*Ms. Roediger summarized the project, which she noted went to Planning Commission and City Council for recommendation and approval last summer. The site was 9.25 acres on the east side of Livernois, between Hamlin and M-59, zoned R-3, One Family Residential. The applicant was back for a Final Recommendation for the plan, which was essentially the same as the Preliminary with 18 units, ranging from 11,000 to 30,000 square feet. There was a connection to the existing Corbin Rd. in the Cumberland Subdivision, with a stub street to the south for potential future development. Per the comments from the last meeting about Corbin Rd., two speed humps were added to help with traffic calming. The applicant provided some sample elevations to give an idea of the quality of the homes. Staff reviewed the plans, and Mr. Staran reviewed the Master Deed and By-Laws and all recommended approval. She said that she would be happy to answer any questions.*

*Chairperson Boswell asked Mr. Windingland if he had anything he wanted to add. Mr. Windingland said that he did not, and that he would be glad to answer any questions.*

*Ms. Brnabic asked about the screening for headlights for the Covington residents. Ms. Roediger said that tho condition had been completed, and the landscaping had already been planted.*

*Mr. Yukon asked at what point during the development Corbin Rd. would be opened. He asked how many units would have to be occupied before the road was opened, noting that he thought it might be 80%.*

*Mr. Windingland said that he really could not answer, and he thought that*

*it would be up to the City since it would be under the City's jurisdiction. He said that they would be comfortable with whatever threshold the City set. Mr. Yukon felt certain that information would be made available as the project progressed.*

*Hearing no further discussion, Mr. Schroeder moved the following, seconded by Mr. Yukon:*

**MOTION** *by Schroeder, seconded by Yukon, in the matter of City File No. 14-001 (Cumberland Pointe Site Condominiums), the Planning Commission recommends that City Council **grants Approval** of the **Final Site Condominium Plan**, based on plans dated received by the Planning Department on April 23, 2015, with the following four (4) findings and subject to the following seven (7) 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 11, 2014.*

**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 the amount of \$53,735 plus \$1,962 for inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.*
- 4. Submit an irrigation plan with a note specifying that watering will only*

*occur between the hours of 12am and 5am prior to approval by staff.*

5. *Payment of \$3,600 into the tree fund for street trees prior to issuance of a land improvement permit.*
6. *Payment into the City's Tree Fund of \$41,000 in lieu of replacement tree credits, prior to issuance of a land improvement permit.*
7. *Compliance with the Building Department memo dated May 1, 2015 and Engineering Department memo (surveyor) dated May 8, 2015.*

**A motion was made by Schroeder, seconded by Yukon, that this matter be Recommended for Approval to the City Council Regular Meeting. The motion carried by the following vote:**

**Aye** 7 - Boswell, Brnabic, Dettloff, Granthen, Hooper, Schroeder and Yukon

**Absent** 2 - Kaltsounis and Reece

*Chairperson Boswell stated for the record that the motion had passed unanimously.*

**2015-0225**

Public Hearing and request for Rezoning Recommendation - City File No. 15-009 - An Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to Rezone one parcel of land totaling approximately .91 acre, Parcel No. 15-29-427-036, located west of Crooks, south of M-59, 2642-2652 Crooks Rd., from B-4, Freeway Service Business to REC-W, Regional Employment Center, Workplace, Southeast Michigan Management Co., Applicant

*(Reference: Staff Report prepared by Sara Roediger, dated June 12, 2015 and Rezoning application documents had been placed on file and by reference became part of the record thereof.)*

*Present for the applicant was Keith Gretkierewicz, Southeast Michigan Management Corp., 901 Wheatfield Dr., Lake Orion, MI 48362 and Erick Hosner, Howard & Howard Attorneys, PLLC, 450 W. Fourth St., Royal Oak, MI 48067.*

*Ms. Roediger noted that Staff had received the rezoning request not too long ago, and Staff thought that it was a fairly straight forward request. The property was a little under an acre just west of Crooks, between M-59 and Auburn. The property was currently zoned B-4, Freeway Service Business, and the request was to rezone to REC-W, Regional Employment Center, Workplace. She pointed out that the property was surrounded on three sides by REC-W zoning. The request was consistent with the Master Plan, which called for the entire quadrant to be REC. There was a detailed table in the Staff Report outlining the uses permitted in the district. A lot of the same business uses were permitted;*