



Rochester Hills

Master Report

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File Number: 2005-0366

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File Type: Project

Status: To Council

Version: 2

Reference: 05-005

Controlling Body: City Council Regular Meeting

Requester: Planning/Development

Cost:

Introduced: 05/10/2005

File Name: Pine Woods Condominiums

Final Action:

Title: Approval of Preliminary Site Condominium Plan - City File No. 05-005 - Pine Woods Condominiums, a proposed 29-unit site condominium development on 9.5 acres, located south of Auburn, west of M-59, zoned R-4, One Family Residential, Parcel Nos. 15-34-101-012 & -013, Lorenzo Randazzo, applicant

Notes: Lorenzo Randazzo
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John Wright, JJ Associates, Inc.
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Code Sections:

Agenda Date:

Indexes: Site Condominiums

Agenda Number:

Sponsors:

Enactment Date:

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

Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	09/06/2005	Discussed				
2	Planning Commission	02/07/2006	Recommended for Approval	City Council Regular Meeting			Pass
			Aye:	Boswell, Brnabic, Dettloff, Hooper, Reece and Schroeder			
			Nay:	Hardenburg			
			Absent:	Holder and Kaltsounis			

Text of Legislative File 2005-0366

..Title

Approval of Preliminary Site Condominium Plan - City File No. 05-005 - Pine Woods Condominiums, a proposed 29-unit site condominium development on 9.5 acres, located south of Auburn, west of M-59, zoned R-4, One Family Residential, Parcel Nos. 15-34-101-012 & -013, Lorenzo Randazzo, applicant

..Body

Resolved that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for Pine Woods Site Condominiums (City File No. 05-005), based on the plans dated received by the Department of Planning and Development on January 23, 2006, with the following findings and subject to the following conditions. The affected property is zoned R-4, One-Family Residential and identified as Parcel Nos. 15-34-101-012 & -013 ; Lorenzo Randazzo, L & R Homes, Inc., applicant.

Findings:

1. Upon compliance with the following conditions, the preliminary 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 preliminary plan represents an acceptable comprehensive development plan.
4. The preliminary plan represents a reasonable street layout and lot orientation.
5. The Environmental Impact Statement shows that this development will have no substantially harmful effects on the environment.

Conditions:

1. Indicate proposed lighting, including street lighting, or note there will be none.
2. Add note to the plan that all proposed signage will conform to the City's Sign Ordinance and that a sign permit will be required prior to installation.
3. That the applicant incorporate a 15-foot landscape strip along Auburn Road to buffer the homes on the north end of the development, as approved by the City's Landscape Architect prior to final site condominium approval.
4. Correct Sheet 7 of 7 to show revisions as outlined in memo from the City's Landscape Architect dated November 15, 2005.
5. Tree Protective Fencing must be installed, inspected and approved by the City's Landscape Architect prior to issuance of a Land Improvement Permit.
6. All construction traffic shall enter from a temporary construction road off of Auburn Road.
7. Construction of Lot 17 shall be postponed until the connection to Livernois is made for future development.
8. Detention pond screening shall be added, as reviewed and approved by Staff.