



Rochester Hills

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Master

File Number: 2015-0392

File ID: 2015-0392

Type: Project

Status: To Council

Version: 4

Reference: 15-001

Controlling Body: City Council
Regular Meeting

File Created Date : 09/28/2015

File Name: Brampton Parc Preliminary PUD Rec.

Final Action:

Title label: Request for Final Planned Unit Development (PUD) Site Plan Approval - Brampton Parc Condominiums PUD, a proposed 12-unit residential development on 2.93 acres, located on the east side of John R between Hamlin and School Rds., zoned R-4, One Family Residential, 1459 John R, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 020816 Agenda Summary.pdf, Map aerial.pdf, Final PUD Staff Report.pdf, Review Comments Final.pdf, Site Plans.pdf, Revised Landscape Plan.pdf, Revised Elevations.pdf, Floor Plans.pdf, Minutes PC 011916.pdf, Minutes PC 102015.pdf, 110915 Agenda Summary.pdf, Staff Report 102015.pdf, Review Comments.pdf, Brampton Parc EIS 10-1-15.pdf, PUD Site Plans.pdf, PUD Eng. Plans.pdf, Letter Design Team 102615.pdf, Landscape Plan Aerial.pdf, Minutes PC 021715.pdf, 110915 Resolution (Draft).pdf

Enactment Number: RES0295-2015

Contact: 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	10/20/2015	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	11/09/2015	Adopted by Resolution				Pass
3	Planning Commission	01/19/2016	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2015-0392

Title

Request for Final Planned Unit Development (PUD) Site Plan Approval - Brampton Parc

Condominiums PUD, a proposed 12-unit residential development on 2.93 acres, located on the east side of John R between Hamlin and School Rds., zoned R-4, One Family Residential, 1459 John R, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Final Site Plan for Brampton Parc Condominiums PUD, a 12-unit residential development on 2.93 acres, located on the east side of John R between Hamlin and School Rds., zoned R-4, One-Family Residential, Parcel No. 15-24-301-052, 1459 John R, LLC, Applicant, based on plans dated received by the Planning and Economic Development Department on December 22, 2015 with the following findings and subject to the following conditions:

Findings:

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City ordinances, standards and requirements can be met subject to the conditions noted below.
2. The location and design of driveways providing vehicular ingress to and egress from the site will promote safety and convenience of both vehicular and pedestrian traffic both within the site and on the adjoining street.
3. There will be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
4. The proposed development does not have an unreasonably detrimental, nor an injurious, effect upon the natural characteristics and features of the parcels being developed and the larger area of which the parcels are a part.
5. The proposed Final Plan promotes the goals and objectives of the Master Plan.

Conditions:

1. Provision of a performance guarantee in the amount of \$49,810.00 plus inspection fees, as adjusted if necessary by the City, to ensure the proper installation of trees and landscaping. Such guarantee to be provided by the applicant prior to issuance of a Land Improvement Permit.
2. Payment of \$200 per lot into the City's Tree Fund (\$2,400.00).
3. Address all applicable comments from City departments and outside agency review letters, prior to final approval by staff.
4. The existing concept plan zoning site plan, Sheet SP-1.1 shall be removed from the subject plans, prior to final approval by staff.