



# Rochester Hills

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## Master

**File Number: 2012-0208**

**File ID:** 2012-0208

**Type:** Project

**Status:** To Council

**Version:** 6

**Reference:** 06-012.2

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 05/24/2012

**File Name:** Preliminary Site Condo Plan - Somerset Pines

**Final Action:**

**Title label:** Request for Approval of a Preliminary and Final Site Condominium Plan for Somerset Pines, a proposed 42-unit residential development on 19.2 acres, located on South Boulevard, between Crooks and Adams, zoned R-4, One-Family Residential, MJC Somerset Pines, LLC, Applicant

**Notes:** RES0165-2013 CC 7/29/2013 v4

City File No. 06-012.2

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**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf, Map.pdf, Site Condo Plans.pdf, Minutes PC 091713.pdf, PHN FP 091713.pdf, Staff Report 091313.pdf, Staff Reviews 091113.pdf, 072913 Agenda Summary.pdf, MJC Ltr 070913.pdf, Minutes PC 071613.pdf, Memo Anzek 071213.pdf, Staff Report 062212.pdf, 071612 Agenda Summary.pdf, Site Condo Plans.pdf, Landscape Plans.pdf, Minutes PC 062612 (Excerpt).pdf, EIS 062012.pdf, PHN 062612.pdf, 071612 Resolution.pdf, 072913 Resolution.pdf

**Enactment Number:**

**Contact:** PLA 656-4660

**Hearing Date:**

**Drafter:**

**Effective Date:**

### History of Legislative File

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Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	06/26/2012	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	07/16/2012	Adopted by Resolution				Pass
3	Planning Commission	07/16/2013	Recommended for Approval	City Council Regular Meeting			Pass
4	City Council Regular Meeting	07/29/2013	Adopted by Resolution				Pass
5	Planning Commission	09/17/2013	Recommended for Approval	City Council Regular Meeting			Pass

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**Text of Legislative File 2012-0208**

Title

Request for Approval of a Preliminary and Final Site Condominium Plan for Somerset Pines , a proposed 42-unit residential development on 19.2 acres, located on South Boulevard, between Crooks and Adams, zoned R-4, One-Family Residential, MJC Somerset Pines, LLC, Applicant

Body

**Resolved**, that the Rochester Hills City Council hereby approves the Preliminary and Final One-Family Residential Detached Condominium Plan for Somerset Pines, a 42-unit residential development on 19.2 acres, located on South Boulevard, between Crooks and Adams, zoned R-4, One Family Residential, parcel Nos. 15-32-300-007, -008, -009 and -010 based on plans dated received by the Planning and Economic Development Department on August 6, 2013 with the following findings and subject to the following conditions:

Findings:

1. Upon compliance with the following conditions, the proposed condominium plan meets all applicable requirements of the Zoning and One-Family Residential Detached Condominium Ordinances.
1. Adequate utilities are available to properly serve the proposed development.
3. The preliminary and final plan represents a reasonable and acceptable plan for developing the property.
4. The preliminary and final plan are in conformance with the preliminary plan approved by City Council on July 16, 2012, with the difference being the addition of one lot. The street and development layout have not otherwise changed.

Conditions:

1. City approval of all easements and agreements and recording of such easements with the Register of Deeds prior to issuance of a Land Improvement Permit.
2. City Attorney approval of the condominium documents.
3. Inspection and approval of tree protection and silt fencing by the City prior to issuance of a Land Improvement Permit.
4. Provide cost estimate and irrigation plan for Staff review prior to Final Site Plan Approval .
5. Payment of \$8,400 into the City's Tree Fund for street trees, prior to issuance of a Land Improvement Permit.

6. Submit a landscape bond in an amount to be approved by Staff for landscaping , irrigation and replacement trees, as adjusted as necessary, with the inclusion of the irrigation plan, prior to issuance of a Land Improvement Permit.
7. Filing of conservation easements for all wetland, infiltration trench and natural features setback areas, prior to the issuance of a Land Improvement Permit.
8. Approval of required soil erosion permit and approval from outside agencies (RCOC).
9. Compliance with the Fire Department memo dated August 14, 2013 and the DPS/Engineering Department memo dated September 12, 2013.