



Rochester Hills

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Master

File Number: 2012-0190

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Type: Project

Status: Passed

Version: 2

Reference: 00-037.2

Controlling Body: City Council
Regular Meeting

File Created Date : 05/10/2012

File Name: Northbrooke East Preliminary Site Condo Plan

Final Action: 06/18/2012

Title label: Request for Approval of the Preliminary and Final Site Condominium Plans - Northbrooke East, a proposed twelve-unit development on 3.7 acres located south of Auburn, east of Crooks, zoned R-4, One Family Residential; Northbrooke East LLC, Applicant

Notes: Northbrooke East LLC
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Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Map.pdf, Site Plans.pdf, Suppl Memo and Additional Conditions.pdf, Minutes PC 060512.pdf, Minutes PC 060705.pdf, Public Hearing Notice 060512.pdf, Resolution.pdf

Enactment Number: RES0116-2012

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	06/05/2012	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	06/18/2012	Adopted by Resolution				Pass

Text of Legislative File 2012-0190

Title

Request for Approval of the Preliminary and Final Site Condominium Plans - Northbrooke East, a proposed twelve-unit development on 3.7 acres located south of Auburn, east of Crooks, zoned R-4, One Family Residential; Northbrooke East LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Preliminary and Final One-Family Residential Detached Condominium Plan for Northbrooke East, a 12-unit development on 3.7 acres located south of Auburn, east of Crooks, zoned R-4, One Family Residential, based on plans dated received by the Planning and Economic Development Department on May 16, 2012 with the following findings and conditions:

Findings:

1. The proposed condominium plan meets all applicable requirements of the Zoning Ordinance and One-Family Residential Detached Condominium Ordinance for both Preliminary and Final Approval.
2. Adequate utilities are available to properly serve the proposed development.
3. The proposed development will connect three current dead-end streets, providing an area-wide benefit.
4. The Environmental Impact Statement indicates that the development will have no substantially harmful effects on the environment.

Conditions:

1. Provide all off-site easements and agreements for approval by the City prior to issuance of a Land Improvement Permt.
2. City Attorney and Staff approval of the proposed condominium documents.
3. Payment of \$2,400 into the tree fund for street trees prior to issuance of a Land Improvement Permit.
4. Developer shall make every effort to meet with neighboring homeowners, adjacent to the road access and adjacent to the development, prior to the start of any construction and continuing throughout the construction process.
5. Relocate the storm at the back of lot three to save the box elder on the adjacent property.
6. The homes shall be a minimum of 2,350 square feet, and the front facade shall consist of brick and/or stone on two stories up to the bottom of any gable level at a minimum.
7. Inlet protection bags will be installed in the two southern most catch basins on Newstead Lane. They will be maintained and replaced routinely throughout the duration of construction.
8. The developer will not permit construction activity on July 21st after 3 p.m.
9. The construction manager will be present during the installation of the silt fence to ensure the Colorado Blue Spruce behind lot 14 is placed outside the development confines. The developer will advise neighbor Larry Dropiewski prior to the commencement of the installation of the silt fence which is planned to go on the property line, but will be adjusted accordingly where practical to accommodate adjacent tree drip lines.
10. Construction traffic will be routed through Wilmington and Newstead and any construction dirt will be periodically swept. The developer will take pictures of road and back of curb conditions prior to the beginning of construction and provide a copy to the Homeowners Association and City of Rochester Hills as a record copy. Any damage caused by construction traffic will be rectified by the developer.

11. The developer will plant some trees at the rear end of Lot 9 to provide some covering between the existing development and the detention pond.

12. The developer provides that no two adjacent houses built on speculation will have the same elevation or brick color.