



Rochester Hills

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2012-0056

File ID: 2012-0056

Type: Project

Status: To Council

Version: 2

Reference: 11-011

Controlling Body: City Council
Regular Meeting

File Created Date : 02/16/2012

File Name: Preliminary Site Condo Plan Recommendation -
Avon Lakes Condominium

Final Action:

Title label: Request for Preliminary Site Condominium Plan Approval - Avon Lakes Condominium, a two-unit development on Mackwood, west of Dequindre, zoned R-4, One Family Residential, Parcel No. 15-25-202-040, Hamlin Associates, Applicant

Notes: Hamlin Associates
Joel Garrett
5877 Livernois Rd., Suite 103
Troy, MI 48098
248-828-1726
jgarrett@laddsrealestate.com

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Map.pdf, Site Condo Plans.pdf, Minutes PC 030612 (excerpt).pdf, Staff Report 030612.pdf, Review #1 comments.pdf, PHN Post.pdf

Enactment Number:

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	03/06/2012	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	04/02/2012					

Text of Legislative File 2012-0056

Title

Request for Preliminary Site Condominium Plan Approval - Avon Lakes Condominium, a two-unit development on Mackwood, west of Dequindre, zoned R-4, One Family Residential, Parcel No. 15-25-202-040, Hamlin Associates, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the request for Approval of the Preliminary Site Condominium Plan for Avon Lakes Condominium, a two-unit development located on Mackwood, west of Dequindre, zoned R-4, One Family Residential, Parcel No. 15-25-202-040, based on plans dated received by the Planning and Economic Development Department on November 3, 2011, with the following findings and subject to the following conditions:

Findings:

1. Upon compliance with the following conditions, the Preliminary Plan meets all applicable requirements of the Zoning Ordinance and the One-Family Residential Detached Condominiums Ordinance.
2. Adequate utilities are available to properly service the proposed development.
3. The Preliminary Plan represents a reasonable lot layout and orientation.
4. The Environmental Impact Statement shows that this development will have no substantially harmful effects on the environment.
5. The proposed use will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Conditions:

1. Provision of \$200 per unit for street trees, payment made prior to obtaining a Land Improvement Permit.
2. That the applicant receives all engineering-related permits, including a Soil Erosion and Sedimentation Control Permit and approved Construction documents required by Public Services prior to Final Plan Approval.