



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

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Rochester Hills, MI 48309
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Legislative File No: 2010-0346 V2

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: October 6, 2010

SUBJECT: Final Preliminary Plat – Rochester Meadows Subdivision (City File No. 99-011), a 47-lot subdivision on 22 acres located east of Rochester Road, south of Avon

REQUEST:

Approval of the Final Preliminary Plat for Rochester Meadows Subdivision, a 47-lot subdivision, located east of Rochester Road, south of Avon. The site will be accessed from Avon Road to the north and Pembroke Drive from the south, via the Eddington Farms Subdivision, and all units will front on the internal street system.

BACKGROUND:

The applicant received Preliminary Site Condominium Plan approval from City Council on May 17, 2006. The applicant subsequently received three Extensions of the Preliminary Plat Approval, the last one until May 17, 2010. Prior to that day, the Final Preliminary Plat was submitted for review. There have been no changes to the Final Preliminary Plat. There remains 1.59 acres of open space and the average lot size is almost 13,000 square feet.

The applicant received unanimous recommendation for the Final Preliminary Plat from the Planning Commission on October 5, 2010 with eight conditions to be addressed prior to issuance of a land improvement permit. Those conditions are included in the Resolution.

All applicable City Departments have reviewed the plans and recommend approval.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Final Preliminary Plat for Rochester Meadows Subdivision (City File No. 99-011).

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		

Document5