



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: 4

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 Final Site Condominium Plan Approval - Avon Lakes Condominium, a two-unit development on Mackwood, west of Dequindre, zoned R-4, One Family Residential, Hamlin Associates, Applicant

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

City File No. 11-011

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Map.pdf, Final Plan Exhibit Bs.pdf, Minutes PC 031913 (excerpt).pdf, Staff Report 031513.pdf, Minutes PC 030612 (excerpt).pdf, 040212 Agenda Summary.pdf, Site Condo Plans.pdf, Minutes PC 030612 (excerpt).pdf, Staff Report 030612.pdf, Review #1 comments.pdf, PHN Post.pdf, 040212 Resolution.pdf

Enactment Number: RES0050-2012

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	03/06/2012	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	04/02/2012	Adopted by Resolution				Pass
3	Planning Commission	03/19/2013	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2012-0056

Title

Request for Final Site Condominium Plan Approval - Avon Lakes Condominium, a two-unit development on Mackwood, west of Dequindre, zoned R-4, One Family Residential, Hamlin Associates, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Avon Lakes Condominium, a two-unit development on Mackwood, between John R and 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 March 1, 2013, Hamlin Associates, Applicant with the following findings and conditions:

Findings:

1. Upon compliance with the following conditions, the Final Plan meets all applicable requirements of the Zoning Ordinance and One-Family Residential Detached Condominiums Ordinance.
2. Adequate utilities are available to properly service the proposed development.
3. The Final Plan represents a reasonable lot layout and orientation that is harmonious with the surrounding developments.
4. The development should 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.
6. The Final Plan is in conformance with the Preliminary Plan approved by City Council on April 2, 2012.

Conditions:

1. Provision of \$200 per unit for street trees, payment to be made prior to obtaining a Land Improvement Permit.
2. That the applicant receives all Engineering-related permits, including a Soil Erosion and a Sedimentation Control Permit.