



Rochester Hills

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Home Page:
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Master

File Number: 2010-0346

File ID: 2010-0346

Type: Project

Status: To Council

Version: 4

Reference: 99-011

Controlling Body: City Council
Regular Meeting

File Created Date : 08/19/2010

File Name: Vistas of RH Re-approval Final Preliminary Plat

Final Action:

Title label: Request for Final Preliminary Plat Approval - Vistas of Rochester Hills (formerly Rochester Meadows), a 47-lot subdivision located on 22 acres (Parcel Nos. 15-23-201-006, 15-23-201-010, 15-23-201-011 and 15-23-201-012) on the south side of Avon between Rochester and John R, zoned R-3, One-Family Residential, Rochester Meadows Real Estate LLC, Applicant

Notes: Rochester Meadows Real Estate LLC
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140 Flumerfelt Lane
Rochester, MI 48306

City File No. 99-011

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Map.pdf, FPP Plans.pdf, Minutes PC 011513.pdf, PHN FPP 011512.pdf, 101810 Agenda Summary.pdf, Staff Report FPP Re-approval.pdf, Staff Report 100510.pdf, Landscape Plans.pdf, Back up Documents.pdf, Minutes PC 100510.pdf, Minutes PC 102009.pdf, Minutes PC 032106.pdf, 101810 Resolution.pdf

Enactment Number: RES0238-2010

Contact: M. Gentry 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	10/05/2010	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	10/18/2010	Adopted by Resolution				Pass
3	Planning Commission	01/15/2013	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2010-0346

Title

Request for Final Preliminary Plat Approval - Vistas of Rochester Hills (formerly Rochester Meadows), a 47-lot subdivision located on 22 acres (Parcel Nos. 15-23-201-006, 15-23-201-010, 15-23-201-011 and 15-23-201-012) on the south side of Avon between Rochester and John R, zoned R-3, One-Family Residential, Rochester Meadows Real Estate LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Final Preliminary Plat for Vistas of Rochester Hills, a 47-lot subdivision on 22 acres, Parcel Nos. 15-23-201-006, 15-23-201-010, 15-23-201-011 and 15-23-201-012, located on the south side of Avon, east of Rochester Rd., zoned R-3, One-Family Residential, Rochester Meadows Real Estate LLC, Applicant, based on plans dated received by the Planning and Economic Development Department on June 22, 2010, with the following findings and conditions:

Findings:

1. The Final Preliminary Plat is consistent with the street and lot layout of the previously approved Final Preliminary Plat.
2. The Final Preliminary Plat conforms to all applicable City ordinances, standards, regulations and requirements.

Conditions:

1. Provide a cash bond in the amount of \$11,058.00 for transplanting trees, prior to Final Plat Approval.
2. Provide a performance guarantee in the amount of \$116,856.00, as adjusted if necessary by Staff, to ensure the proper installation of replacement trees and other landscaping, prior to Final Plat Approval.
3. Payment by the applicant of \$9,400.00, as adjusted if necessary by Staff, for one street tree per lot. Such payment to be provided prior to issuance of a Land Improvement Permit.
4. Planting of arborvitae along the north edge of the access drive to the retention basin, in accordance with the recommendations of the City's Forestry Manager, prior to Final Approval by Staff.
5. Replace rip rap on the access drive with top soil and seed, within conformance of the drawings.