



# Rochester Hills

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## Master

**File Number: 2007-0221**

**File ID:** 2007-0221

**Type:** Project

**Status:** To Council

**Version:** 13

**Reference:** 04-011

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 03/27/2007

**File Name:** Grace Parc Subdivision

**Final Action:**

**Title label:** Request for Final Preliminary Plat Approval - Grace Parc, a 14-lot subdivision on 5.6 acres located north of South Boulevard between Livernois and Rochester Roads, zoned R-4, One-Family Residential, Gwen and Patrick Bismack, Applicants

**Notes:** See 2005-0065

City File No. 04-011 -

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf, Map.pdf, FPP Plans.pdf, Backup Documentation.pdf, Staff Report 071013.pdf, Letter Kopson 071613.pdf, Minutes PC 071613.pdf, Site Plans.pdf, 061812 Agenda Summary.pdf, Memo Anzek 060112.pdf, Letter Bismack 041112.pdf, Minutes PC 060512.pdf, 071811 Agenda Summary.pdf, Letter Bismack 050311.pdf, Minutes PC 060711.pdf, 041210 Agenda Summary.pdf, Memo Anzek 06-01-11.pdf, Letter Mosher 04-13-11.pdf, Minutes PC 2005-2010.pdf, Minutes PC 030210 (draft).pdf, Memo Anzek 022510.pdf, Minutes PC 042109.pdf, Letter Mancini 041509.pdf, 041210 Resolution.pdf, 053008 Agenda Summary.pdf, PC Minutes 050608.pdf, Letter Mancini 032808.pdf, Letter Mosher 021510.pdf, Agenda Summary 042507.pdf, PC Minutes 040307.pdf, Letter Mancini 031207.pdf, 060908 Resolution.pdf, PC Minutes 071806.pdf, PC Minutes 031505.pdf, PC Minutes 021505.pdf, PC Minutes 020105.pdf, 071811 Resolution.pdf, 061812 Resolution.pdf

**Enactment Number:** RES0114-2012

**Contact:** M. Gentry PLA 656-4660

**Hearing Date:**

**Drafter:**

**Effective Date:**

### History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

**Master Continued (2007-0221)**

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1	Planning Commission	04/03/2007	Recommended for Approval	City Council Regular Meeting	Pass
2	City Council Regular Meeting	04/25/2007	Adopted by Resolution		Pass
3	Planning Commission	05/06/2008	Recommended for Approval	City Council Regular Meeting	Pass
4	City Council Regular Meeting	06/09/2008	Adopted by Resolution		Pass
5	Planning Commission	04/21/2009	Postponed		Pass
7	Planning Commission	03/02/2010	Recommended for Approval	City Council Regular Meeting	Pass
8	City Council Regular Meeting	04/12/2010	Adopted by Resolution		Pass
9	Planning Commission	06/07/2011	Recommended for Approval	City Council Regular Meeting	Pass
10	City Council Regular Meeting	07/18/2011	Adopted by Resolution		Pass
10	Planning Commission	06/05/2012	Recommended for Approval	City Council Regular Meeting	Pass
11	City Council Regular Meeting	06/18/2012	Adopted by Resolution		Pass
12	Planning Commission	07/16/2013	Recommended for Approval	City Council Regular Meeting	Pass

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**Text of Legislative File 2007-0221**

**Title**

Request for Final Preliminary Plat Approval - Grace Parc, a 14-lot subdivision on 5.6 acres located north of South Boulevard between Livernois and Rochester Roads, zoned R-4, One-Family Residential, Gwen and Patrick Bismack, Applicants

**Body**

**Resolved**, that the Rochester Hills City Council hereby approves the Final Preliminary Plat for Grace Parc Subdivision, a 14-lot development on 5.6 acres, located north of South Boulevard between Livernois and Rochester Roads, zoned R-4, One-Family Residential, Parcel Nos. 15-34-402-057 and -066, Gwen and Patrick Bismack, Applicants based on plans dated received by the Planning and Economic Development Department on May 16, 2013 with the following findings and conditions:

Findings:

1. The Final Preliminary Plat is consistent with the street and lot layout of the previously approved Tentative Preliminary Plat.
2. The Final Preliminary Plat conforms or can reasonably be made to conform to all applicable City Ordinances, standards, regulations and requirements once all review comments referenced by Staff are addressed.

Conditions:

1. Address landscaping and tree removal comments from Planning Staff Report.
2. Submit tree preservation easements for City Attorney review and approval and record such easements with the County Register of Deeds prior to issuance of a Land Improvement Permit.
3. Address Fire Department review comments dated May 20, 2013; Building comments dated May 29, 2013;

Survey comments dated June 7, 2013; and Engineering comments dated June 4, 2013.

4. Provide cash bond in an amount to be determined once the cost estimate for all proposed landscaping is provided on the plans.

5. Payment by the applicant of \$2,800, 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.