



Rochester Hills

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Master

File Number: 2014-0210

File ID: 2014-0210

Type: Project

Status: To Council

Version: 3

Reference: 03-009

Controlling Body: City Council
Regular Meeting

File Created Date : 05/12/2014

File Name: Villas at Shadow Pines Final Site Plan Approval
Recommendation

Final Action:

Title label: Request for Final Site Plan Approval - Villas at Shadow Pines PUD, a proposed 28-unit residential development on 9.8 acres, located on South Boulevard, Shadow Pines, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Final PUD Plans.pdf, Final PUD Staff Report 051214.pdf, Minutes PC 061714 FSP.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	05/20/2014	Postponed				
2	Planning Commission	06/17/2014	Recommended for Approval	City Council Regular Meeting			Pass
3	City Council Regular Meeting	09/08/2014					

Text of Legislative File 2014-0210

Title

Request for Final Site Plan Approval - Villas at Shadow Pines PUD, a proposed 28-unit residential development on 9.8 acres, located on South Boulevard, Shadow Pines, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Final Site Plans for Villas at Shadow Pines, a proposed 28-unit residential condominium development on 9.8 acres, located on South Boulevard, between Adams and Crooks Rd., zoned R-4, One Family Residential, Parcel No. 15-31-400-018, based on plans dated received by the Planning and Economic Development Department

on April 8, 2014 with the following findings and conditions:

Findings:

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City ordinances, standards and requirements can be met subject to the conditions noted below.
2. The location and design of driveways providing vehicular ingress to and egress from the site will promote safety and convenience of both vehicular and pedestrian traffic both within the site and on adjoining streets.
3. There will be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
4. The proposed development does not have an unreasonably detrimental, nor an injurious, effect upon the natural characteristics and features of the parcels being developed and the larger area of which the parcels are a part.
5. The proposed Final Site Plans promote the goals and objectives of the Master Plan that the City provides a variety of housing.

Conditions:

1. All remaining engineering issues identified in the memo dated April 28, 2014 be addressed prior to issuance of a Land Improvement Permit.
2. All comments from Fire Department memo dated April 23, 2014 to be addressed prior to final Staff approval of the plans.
3. Addressing all remaining site plan items in comments 1 and 3 under Review Considerations in the Staff Report dated May 12, 2014 to final site plan approval being granted.
4. Provision of a performance guarantee in the amount to be determined based on the landscaping cost estimate to be submitted, as adjusted if necessary by the City, to ensure the proper installation of trees and landscaping. Such guarantee to be provided by the applicant prior to issuance of a Land Improvement Permit.