



Rochester Hills

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Master

File Number: 2013-0302

File ID: 2013-0302

Type: Project

Status: To Council

Version: 2

Reference: 13-001

Controlling Body: City Council
Regular Meeting

File Created Date : 08/05/2013

File Name: Regal Estates

Final Action:

Title label: Request for Approval of the Preliminary Site Condominium Plan for Regal Estates, a proposed 9-unit, single-family development on 3.5 acres, located east of John R, north of Auburn, zoned R-4, One-Family Residential, Roy E. Rathka, Applicant

Notes: City File No. 13-001, 15-25-352-022

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Map aerial.pdf, Review Comments.pdf, Minutes PC 08-20-13.pdf, PSCPlans.pdf, OP PHN.pdf, Staff Report.pdf, TRP Notice.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	08/20/2013	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	09/16/2013					

Text of Legislative File 2013-0302

Title

Request for Approval of the Preliminary Site Condominium Plan for Regal Estates, a proposed 9-unit, single-family development on 3.5 acres, located east of John R, north of Auburn, zoned R-4, One-Family Residential, Roy E. Rathka, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for Regal Estates, a 9-unit residential detached condominium development on 3.5 acres, located east of John R, north of Auburn, zoned R-4, One-Family Residential, Parcel No. 15-25-352-022, based on plans dated received by the Planning and Economic Development Department on August 12, 2013, with the following findings and conditions:

Findings:

1. Upon compliance with the following conditions, the proposed Preliminary Site Condominium Plan meets all applicable requirements of the Zoning Ordinance and One-Family Residential Detached Condominium Ordinance.
2. Adequate utilities are available to properly serve the proposed development.
3. The Preliminary Plan represents a reasonable street layout.
4. The Environmental Impact Statement indicates that the development will have no substantially harmful effects on the environment.
5. Remaining items to be address on the plans may be incorporated on the Final Condominium Plan without altering the layout of the development.

Conditions:

1. Provide all off-site easements and agreements for approval by the City prior to issuance of a Land Improvement Permit (LIP).
2. Inspection and approval of tree protection and silt fencing by the City prior to issuance of an LIP.
3. Submittal of detailed landscape plans addressing Staff comments in item 3 of the Staff Report, prior to Final Approval by Staff.
4. Provide landscape cost estimates for landscaping, replacement trees and irrigation on the landscape plans, prior to issuance of an LIP.
5. Payment of \$1,800.00 into the Tree Fund for street trees, prior to issuance of an LIP.
6. Submit a landscape bond in an amount equal to the cost estimate for landscaping, replacement trees and irrigation prior to issuance of an LIP.
7. Filing of conservation easements for all wetland, infiltration trench and Natural Features Setback areas prior to the issuance of an LIP.
8. Approval of all required permits and approvals from outside agencies must be obtained prior to issuance of an LIP.
9. Compliance with the Engineering Department memos dated June 11, 2013 and July 3, 2013, prior to Final Approval by Staff.
10. Temporary Natural Features Setback impacts from construction activities associated with Lot No. 5 or the proposed drainage Level Spreader structure must be restored to original grade with original soils and seeded with a City approved seed mix, prior to issuance of an LIP.
11. The By-Laws and recorded easement for the Natural Features Setback area should stipulate a prohibition of buildings, decks, patios or other physical structures.
12. Relocate the replacement trees along the east side of the detention pond and along the west side of Lots 1, 2 and 3, prior to Final Approval by Staff.