



# Rochester Hills

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## Master

**File Number: 2007-0325**

**File ID:** 2007-0325

**Type:** Project

**Status:** To Council

**Version:** 5

**Reference:** 05-031

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 05/02/2007

**File Name:** Legacy Condominiums

**Final Action:**

**Title label:** Request for Approval of Preliminary and Final Site Condominium Plan - The Legacy Site Condominiums, an 11-unit development on 4.5 acres on Hamlin, east of Livernois, Parcel No. 15-22-351-013, zoned R-3, One-Family Residential, Rosati Mason Contractors, Applicant

**Notes:** Paul/Marco Rosati  
Rosati Mason Contractors, LLC  
790 West Hamlin Road  
Rochester Hills, MI 48307  
(248) 852-3232  
(248) 852-0352 fax  
City File No. 05-031  
Parcel No. 15-22-351-004,  
rosatima@aol.com

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf, Map.pdf, Site Condo Plans.pdf, Minutes PC 121112.pdf, Email Klinzman 121012.pdf, Staff Report TP-FP.pdf, Review Comments.pdf, Minutes PC 060507.pdf, Minutes PC 051507.pdf, PC Minutes 040406.pdf, PHN TP FP 121112.pdf, 062707 Agenda Summary.pdf, Staff Report 051507.pdf, Site Plans.pdf, 062707 Resolution.pdf

**Enactment Number:** RES0219-2007

**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	05/15/2007	Postponed				
2	Planning Commission	06/05/2007	Recommended for Approval	City Council Regular Meeting			Pass
3	City Council Regular Meeting	06/27/2007	Adopted by Resolution				Pass
4	Planning Commission	12/11/2012	Recommended for Approval	City Council Regular Meeting			Pass

**Text of Legislative File 2007-0325**

Title

Request for Approval of Preliminary and Final Site Condominium Plan - The Legacy Site Condominiums, an 11-unit development on 4.5 acres on Hamlin, east of Livernois, Parcel No. 15-22-351-013, zoned R-3, One-Family Residential, Rosati Mason Contractors, Applicant

Body

**Resolved**, that the Rochester Hills City Council hereby approves the Preliminary and Final Site Condominium Plan for The Legacy Site Condominiums, an 11-unit development on 4.5 acres on the north side of Hamlin, between Livernois and Rochester Rd., zoned R-3, One-Family Residential, Parcel No. 15-22-351-013, based on plans dated received by the Planning and Economic Development Department on October 19, 2012, with the following findings and conditions:

Findings:

1. Upon compliance with the following conditions, all applicable requirements of the One-Family Residential Detached Condominiums Ordinance and Zoning Ordinance can be met.
2. Adequate public utilities are currently available to properly service the proposed development.
3. The Tentative and Final Plan represent a reasonable and acceptable plan for developing the property .
4. The Tentative and Final Plan are in conformance with the Final Plan approved by City Council on June 27, 2007.

Conditions:

1. Provide a performance guarantee in the amount of \$23,510.00, as adjusted if necessary by the City, to ensure the proper installation of replacement trees, irrigation and other landscaping. Such guarantee to be provided by the applicant prior to issuance of a Land Improvement Permit.
2. The applicant must post a bond for any monuments and irons not set, prior to issuance of a Land Improvement Permit.
3. Compliance with the Engineering Department memo dated October 31, 2012 prior to Construction Plan Approval and compliance with the Fire Department memo dated October 31, 2012, prior to Final Approval by Staff.
4. Deposit \$2,200.00 into the City's Tree Fund for one street tree per lot.
5. Entryway signage shall be approved and permitted by the Building Department.