



# Rochester Hills

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## Master

**File Number: 2007-0777**

**File ID:** 2007-0777

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 89-156.5

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 11/19/2007

**File Name:** Clear Creek Subdivision No. 5

**Final Action:**

**Title label:** Request for Approval of a Subdivision Open Space Plan - Clear Creek Subdivision No. 5, a 58-lot phase of an existing subdivision on 56 acres, located east of Sheldon, north of Tienken, zoned R-1, One Family Residential; Elro Corporation, applicant

### Notes:

### Sponsors:

### Enactment Date:

**Attachments:** Agenda Summary.pdf ,Site Plans.pdf

### Enactment Number:

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

### Hearing Date:

### Drafter:

### Effective Date:

## History of Legislative File

| Ver-<br>sion: | Acting Body:                 | Date:      | Action:                  | Sent To:                        | Due Date: | Return<br>Date: | Result: |
|---------------|------------------------------|------------|--------------------------|---------------------------------|-----------|-----------------|---------|
| 1             | Planning Commission          | 04/01/2008 | Recommended for Approval | City Council<br>Regular Meeting |           |                 | Pass    |
| 2             | City Council Regular Meeting | 06/16/2008 |                          |                                 |           |                 |         |

## Text of Legislative File 2007-0777

### Title

Request for Approval of a Subdivision Open Space Plan - Clear Creek Subdivision No. 5, a 58-lot phase of an existing subdivision on 56 acres, located east of Sheldon, north of Tienken, zoned R-1, One Family Residential; Elro Corporation, applicant

### Body

**Resolved**, that the Rochester Hills City Council hereby approves the Open Space Plan for Clear Creek Subdivision No. 5, City File No. 89-156.5, based on plans dated received by the Planning Department on February 25, 2008, with the following findings and subject to the following condition.

### Findings:

1. The proposed open land identified on the plans dated received February 25, 2008 are appropriate and suitable to open space purposes.

2. The need to utilize the Open Space Plan provisions is established by the desire to protect and preserve wetlands.
3. The location and layout of the open spaces have a beneficial relation to the lots within and adjacent to the proposed subdivision.
4. The proposed plan can be suitably provided with all supporting and necessary utilities as proposed.
5. The plan can be developed without injuring the abutting lands as to capacity available in existing utility services.
6. The sum of all lots with land area below the required 20,000 square feet (approximately 4.1 acres) does not exceed the total amount of land area to be dedicated to private open space, which is 23 acres for the total development.

Conditions:

1. That an Amended Open Space Agreement, to include phase five, be submitted to and approved by the City Council prior to Final Plan Approval.