



# Rochester Hills

1000 Rochester Hills Dr  
Rochester Hills, MI 48309  
(248) 656-4600  
Home Page:  
www.rochesterhills.org

## Master

**File Number: 2015-0526**

**File ID:** 2015-0526

**Type:** Project

**Status:** To Council

**Version:** 4

**Reference:** 15-014

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 12/02/2015

**File Name:** Woodland Park FSCP Rec.

**Final Action:**

**Title label:** Request for Final Site Condominium Plan Approval - Woodland Park Site Condominiums, a proposed 48-unit residential development on 23.6 acres, located south of Hamlin and west of Livernois, zoned R-3 One Family Residential with an MR Mixed Residential Overlay; Pulte Land Company, Inc., Applicant

**Notes:** 12/15/2015 Plg Comm V1  
1/11/2016 RES0001-2016 V2

**Sponsors:**

**Enactment Date:**

**Attachments:** 060616 Agenda Summary.pdf, Staff Report 051716.pdf, Map aerial.pdf, Review Comments.pdf, Final Site Condo Plans.pdf, Minutes PC 051716.pdf, 011116 Agenda Summary.pdf, Suppl Presentation 011116.pdf, Site Plans.pdf, Landscape Plan.pdf, Colored Elevations.pdf, Prelim. Staff Report 121515.pdf, Letter Pulte Neighbor Mtg. 112315.pdf, Email Skore 120815.pdf, Review Comments.pdf, EIS.pdf, Minutes PC 121515.pdf, 011116 Resolution (Draft).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	12/15/2015	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	01/11/2016	Adopted by Resolution				Pass
3	Planning Commission	05/17/2016	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2015-0526

Title

Request for Final Site Condominium Plan Approval - Woodland Park Site Condominiums, a proposed 48-unit residential development on 23.6 acres, located south of Hamlin and west of

Livernois, zoned R-3 One Family Residential with an MR Mixed Residential Overlay; Pulte Land Company, Inc., Applicant

**Body**

**Resolved**, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Woodland Park Site Condominiums, a 48-unit residential development on 23.6 acres, located south of Hamlin and west of Livernois, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel Nos. 15-28-226-007, -008, -021, -022, part of -001 and 15-28-204-004, based on plans dated received by the Planning and Economic Development Department on May 3, 2016, Pulte Land Company, Applicant, with the following findings and conditions:

**Findings:**

1. Upon compliance with the following conditions, the proposed condominium plan meets all applicable requirements of the zoning ordinance and one-family residential detached condominium.
2. Adequate utilities are available to properly serve the proposed development.
3. The final plan represents a reasonable and acceptable plan for developing the property.
4. The final plan is in conformance with the preliminary plan approved by City Council on January 11, 2016.

**Conditions:**

1. Engineering approval of all permits and agreements prior to issuance of a land improvement permit.
2. Inspection and approval of tree protection and silt fencing by the City prior to issuance of a Land Improvement Permit.
3. Post a landscape and irrigation bond in the amount of \$183,015.00 plus inspection fees, as adjusted as necessary by the City, prior to issuance of a Land Improvement Permit.
4. Payment into the City's Tree Fund in the amount of \$46,648.50 for trees that cannot be replaced on site, prior to issuance of a Land Improvement Permit.
5. Submit an irrigation plan with a note specifying that watering will only occur between the hours of 12:00 a.m. and 5:00 a.m. prior to final approval by staff.
6. Payment of \$9,600 into the tree fund for street trees prior to issuance of a Land Improvement Permit.
7. Compliance with staff's memos with minor comments to be addressed at building permit application and prior to final approval by staff.