



Rochester Hills

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Master

File Number: 2012-0208

File ID: 2012-0208

Type: Project

Status: To Council

Version: 2

Reference: 06-012.2

Controlling Body: City Council
Regular Meeting

File Created Date : 05/24/2012

File Name: Preliminary Site Condo Plan - Somerset Pines

Final Action:

Title label: Request for Approval of the Preliminary Site Condominium Plan for Somerset Pines, a proposed 41-unit residential development on 19.2 acres, located on South Boulevard, between Crooks and Adams, zoned R-4, One Family Residential, MV Somerset Properties, Applicant

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Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Map.pdf, Staff Report
062212.pdf, Site Condo Plans (Revised).pdf, Site
Condo Plans.pdf, Landscape Plans.pdf, Minutes PC
062612 (Excerpt).pdf, EIS 062012.pdf, PHN
062612.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:
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1	Planning Commission	06/26/2012	Recommended for Approval	City Council Regular Meeting	Pass
2	City Council Regular Meeting	07/16/2012			

Text of Legislative File 2012-0208

Title

Request for Approval of the Preliminary Site Condominium Plan for Somerset Pines, a proposed 41-unit residential development on 19.2 acres, located on South Boulevard, between Crooks and Adams, zoned R-4, One Family Residential, MV Somerset Properties, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for Somerset Pines, a 41-unit development on 19.2 acres, located on South Boulevard, between Crooks and Adams, zoned R-4, One Family Residential, Parcel Nos. 15-32-300-007, -008, -009 and -010, MV Somerset Properties, 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 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.

Conditions

1. Provide all off-site easements and agreements for approval by the City 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. Provide landscape cost estimates for landscaping, replacement trees, and irrigation on the landscape plans.
4. Payment of \$8,200 into the tree fund for street trees prior to issuance of a Land Improvement Permit.
5. Submit a landscape bond in an amount equal to the cost estimate for landscaping, replacement trees, and irrigation prior to issuance of a Land Improvement Permit.
6. Filing of conservation easements for all wetland, infiltration trench, and natural features setback areas prior to the issuance of a Land Improvement Permit.
7. Approval of all required permits and approvals from outside agencies.
8. Compliance with the Engineering and Fire Department memos dated June 18, 2012 and June 20, 2012, respectively.