



## Legislation Text

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**File #:** 2013-0302, **Version:** 4

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Request for Approval of the Final 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

**Resolved,** that the Rochester Hills City Council hereby approves the Final Site Condominium Plan for Regal Estates, a nine-unit site condo 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, 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 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 addressed 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 a Land Improvement Permit.
3. Submittal of detailed landscape plans addressing staff comments in item 3 of review considerations, above.
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 into the tree fund for street trees prior to issuance of a Land Improvement Permit.
6. Submit of 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.
7. Filing of conservation easements for all wetland, infiltration trench, and natural features setback areas prior to the issuance of a Land Improvement Permit.
8. Approval of all required permits and approvals from outside agencies.
9. Compliance with the Engineering Department memos dated June 11, 2013 (Taunt); July 3, 2013 (Boughton).
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 a Land Improvement Permit.

11. The By-Laws and recorded easement for the natural feature 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 one, two and three, prior to Final approval by Staff.