Rochester Hills

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Master

File Number: 2026-0009

File ID: 2026-0009 **Type:** Project **Status:** To Council

Version: 5 **Reference:** 2026-0009 **Controlling Body:** City Council Regular Meeting

File Created Date : 01/05/2026

File Name: Grandview condos prelim condo plan **Final Action:**

Title label: Request for Preliminary Site Condominium Approval for Grandview condominiums, a proposed development of 17 detached single family residences on approximately 6.0 acres of land, located at 1548 W. Auburn Rd., on the north side of Auburn between Crooks and Livernois, zoned R-4 One Family Residential with the MR Mixed Residential Overlay; Vito Munaco, Grandview of Rochester Hills, LLC, Applicant

Notes:

Sponsors: **Enactment Date:**

Attachments: 110926 Agenda Summary.pdf, Staff Report 101226.pdf, Reviewed Plans for 102026 PC Meeting.pdf, Updated Development Application - 100526.pdf, Updated Environmental Impact Statement - 100526.pdf, Staff Report 010726.pdf, Reviewed Plans Pt. 1.pdf, Reviewed Plans Pt. 2 & ASTI Report 112625.pdf, AEW Letter 112125.pdf, Development Application.pdf, Environmental Impact Statement.pdf, Streets Review 102926.pdf, WRC Letter 031723.pdf, MDOT Preliminary Approval 081723.pdf, Public Hearing Notice 102026.pdf, Public Hearing Notice 011326.pdf, Minutes PC 102026 (Draft).pdf, Minutes PC 011326.pdf, Minutes PC 051915.pdf, SUPPL Staff Presentation 102026.pdf, SUPPL Staff Presentation 011326.pdf, SUPPL Public Comment 102126.pdf, Public Comment 102026 Meeting.pdf, Public Comment 011326 PC Meeting.pdf

Enactment Number:

Contact: **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	01/13/2026	Postponed				Pass
3	Planning Commission	10/20/2026	Denied				Fail

4	Planning Commission	10/20/2026	Recommended for Approval	City Council	Pass

Text of Legislative File 2026-0009

Title

Request for Preliminary Site Condominium Approval for Grandview condominiums, a proposed development of 17 detached single family residences on approximately 6.0 acres of land, located at 1548 W. Auburn Rd., on the north side of Auburn between Crooks and Livernois, zoned R-4 One Family Residential with the MR Mixed Residential Overlay; Vito Munaco, Grandview of Rochester Hills, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby Approves the Preliminary Site Condominium Plan for Grandview Condominiums, based on plans received by the Planning Department on August 14, 2026, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.

2. The proposed project will be accessed from W. Auburn Road, thereby promoting safety and convenience of vehicular traffic both within the site and on the adjoining street. Further, the plan provides for future cross connection to adjacent properties to the west.

3. Adequate utilities are available to the site.

4. The preliminary plan represents a reasonable street and lot layout and orientation.

5. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.

6. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

7. The requested modification for the reduction for the overall minimum land area required to utilize the MR Mixed Residential Overlay District is warranted since the site is approximately 6 acres and the site layout otherwise meets all City requirements, and also based on the context of surrounding properties that are of varying size and there are industrial properties abutting to the north.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final site condominium site plan approval.

2. Provide a landscape bond in the amount of $105,316.00, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.

3. The initially built homes must be constructed specifically as ranch style or a ranch with a dormer option, as presented in the plans.