



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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[www.rochesterhills.org](http://www.rochesterhills.org)

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Legislative File No: 2017-0022 V2

**TO:** Mayor and City Council Members

**FROM:** Ed Anzek, Director of Planning and Economic Development, ext. 2572

**DATE:** January 13, 2017

**SUBJECT:** Request for Preliminary One-Family Site Condominium Plan Approval for Saddlebrook Orchards Site Condominiums, City File No. 16-029, Gianna Investments, LLC, Applicant

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**REQUEST:**

Approval of the Preliminary Site Condominium Plan for Saddlebrook Orchards, a 9-unit, single-family site condo development on almost 5 acres, located on the north side of Auburn Rd. between Crooks and Livernois. The site is zoned R-4 One Family Residential with an MR Mixed Residential Overlay.

**BACKGROUND:**

The site is zoned R-4 One-Family Residential with a MR Mixed Residential Overlay, and is surrounded by R-4 zoning except to the north, which is zoned REC-W Regional Employment Center - Workplace. The site is master planned mixed residential.

The development is using the lot size averaging option, with lot widths ranging from 86.51 to 104 ft. and areas ranging from 8,689 to 12,480 sq. ft. The development proposes a density of 1.8 units per acre; less than 3.4 units per acre permitted. Storm drainage will be detained onsite with a detention pond at the south end of the development. The site will be accessed from Auburn Rd. Because the land is unplatted, the Tree Conservation Ordinance applies to this development. There are 235 regulated trees on site, and the applicant is proposing to preserve 54% of the trees (126 trees).

The applicable departments and outside agencies have reviewed the plan and recommend approval. The plans are technically compliant, and staff recommends approval. The Planning Commission recommended approval of the Preliminary Site Condominium Plan and granted a Tree Removal Permit on January 17, 2017, with conditions in the attached resolution. The minutes from that meeting are included.

Should the City Council approve the Preliminary Plan then the applicant would proceed with preparing the Engineering Construction documents, obtaining all outside agency approvals and permits and preparing the Master Deed and By-laws. Once completed and approved the matter will again be presented to the Planning Commission and City Council for Final approval.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of the Preliminary Site Condominium Plan for Saddlebrook Orchards, City File No. 16-029, consisting of 9-units on almost 5 acres located on the north side of Auburn Rd. between Crooks and Livernois.

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APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		