



Rochester Hills

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Master

File Number: 2017-0022

File ID: 2017-0022

Type: Project

Status: To Council

Version: 2

Reference: File No. 16-029

Controlling Body: City Council
Regular Meeting

File Created Date : 01/10/2017

File Name: Saddlebrook Orchards Prelim Site Condo

Final Action:

Title label: Request for Preliminary Site Condominium Plan Approval - Saddlebrook Orchards Site Condominiums, a proposed 9-unit residential development on 5 acres, located north of Auburn Rd., between Crooks and Livernois, across from Wilmington Blvd., zoned R-4 One Family Residential with MR Mixed Residential Overlay; Mike Magnoli, Gianna Investments, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 012317 Agenda Summary.pdf, Prelim. Staff Report 011717.pdf, Aerial Map.pdf, Environmental Impact Statement_Saddlebrook Orchards.pdf, Applicant Response to Review Comments.pdf, Review Comments.pdf, Proposed Home Color Rendering.pdf, Site Plans.pdf, Minutes PC 011717.pdf, PHN PSCP.pdf

Enactment Number:

Contact: SDiSipio PLNG X2571

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	01/17/2017	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	01/23/2017					

Text of Legislative File 2017-0022

Title

Request for Preliminary Site Condominium Plan Approval - Saddlebrook Orchards Site Condominiums, a proposed 9-unit residential development on 5 acres, located north of Auburn Rd., between Crooks and Livernois, across from Wilmington Blvd., zoned R-4 One Family Residential with MR Mixed Residential Overlay; Mike Magnoli, Gianna Investments, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for Saddlebrook Orchards Site Condominiums, a 9-unit residential development on five acres, located north of Auburn Rd., between Crooks and Livernois, zoned R-4 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-28-300-029, Mike Magnoli Gianna Investments, LLC, Applicant, based on plans dated received by the Planning and Economic Development Department on December 7, 2016 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 not have 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, on-site conservation easement and agreements for approval by the City prior to issuance of a Land Improvement Permit.
2. Provide landscape bond in the amount of \$161,231 plus inspection fees, prior to issuance of a Land Improvement Permit.
3. Provide an irrigation plan and cost estimate, prior to issuance of a Land Improvement Permit.
4. Payment of \$1,800 into the tree fund for street trees prior to issuance of a Land Improvement Permit.
5. Approval of all required permits and approvals from outside agencies.
6. Compliance with applicable staff memos, prior to Final Site Condo Plan Approval.
7. Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans.