



Rochester Hills

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Master

File Number: 2019-0041

File ID: 2019-0041

Type: Project

Status: To Council

Version: 2

Reference: 16-029

Controlling Body: City Council
Regular Meeting

File Created Date : 01/24/2019

File Name: Saddlebrook Orchards Prelim/Final Site Condo

Final Action:

Title label: Request for Preliminary and Final Site Condominium Plan Approval - Saddlebrook Orchards, a proposed ten-unit site condo development on five acres, located on the north side of Auburn, between Crooks and Livernois, zoned R-4 One Family Residential with an MR Mixed Residential Overlay, Michael Magnoli, Gianna Investments, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 031119 Agenda Summary PSCP-Final.pdf, Staff Report 021919.pdf, Review Comments.pdf, Public Hearing Notice 021919.pdf, EIS Updated 022719.pdf, Response Letter PEA 012119.pdf, Site Plans PC.pdf, Minutes PC 021919.pdf, Resolution (Draft).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:
1	Planning Commission	02/19/2019	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	03/11/2019					

Text of Legislative File 2019-0041

Title

Request for Preliminary and Final Site Condominium Plan Approval - Saddlebrook Orchards, a proposed ten-unit site condo development on five acres, located on the north side of Auburn, between Crooks and Livernois, zoned R-4 One Family Residential with an MR Mixed Residential Overlay, Michael Magnoli, Gianna Investments, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Preliminary and Final Site Condominium Plan for Saddlebrook Orchards, a ten-unit site condominium development on five acres, located on the north side

of Auburn, between Crooks and Livernois, zoned R-4 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-28-300-029, Michael Magnoli, Gianna Investments, LLC, Applicant, based on plans dated received by the Planning and Economic Development Department on January 24, 2019 and the updated EIS dated received February 27, 2019 with the following findings and conditions.

Findings

1. *The site condo 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 Auburn Rd., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Sidewalks have been incorporated to promote safety and convenience of pedestrian traffic.*
3. *Adequate utilities are available to the site.*
4. *The preliminary and final 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.*

Conditions

1. *Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.*
2. *Provide a landscape performance bond for replacement trees and landscaping in the amount of \$102,644.00 plus inspection fees, as adjusted as necessary by staff, prior to issuance of a Land Improvement Permit by Engineering.*
3. *Submittal of By-Laws, Master Deed and Exhibit B's for the condominium association prior to issuance of a Land Improvement Permit by Engineering.*
4. *Payment into the City's Tree Fund for 10 street trees at \$216.75 for a total of \$2,167.50, prior to issuance of a Land Improvement Permit.*