



Legislation Text

File #: 2005-0367, **Version:** 2

Request for Approval of Preliminary Site Condominium Plan - City File No. 00-037 - Northbrooke East Site Condominiums, a 12 unit development on approximately 3.7 acres, located south of Auburn and east of Crooks, zoned R-4, One Family Residential, known as Parcel No. 15-33-128-009, Northbrooke East Development, LLC, applicant

Resolved that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for Northbrooke East (City File No. 00-037), based on the plans dated received by the Department of Planning and Development on June 24, 2005, with the following five findings and subject to the following five conditions. The affected property is zoned R-4, One-Family Residential and identified as Parcel No. 15-33-128-009.

Findings:

1. Upon compliance with the following conditions, the preliminary plan meets all applicable requirements of the Zoning Ordinance and One-Family Residential Detached Condominiums Ordinance.
2. Adequate utilities are available to properly service the proposed development.
3. The preliminary plan represents an acceptable comprehensive development plan that connects an existing subdivision to the west with an approved site condominium development to the east.
4. The preliminary plan represents the only possible street layout and a reasonable lot orientation.
5. The Environmental Impact Statement shows that this development will have no substantially harmful effects on the environment.

Conditions:

1. Provide all off-site easements and agreements for approval by the City prior to issuance of a Land Improvement Permit for this project.
2. Payment of \$2,400.00, as adjusted if necessary by the City, to the Forestry Division for street trees prior to issuance of the Land Improvement Permit.