



**City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS**

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**Legislative File No: 2006-0695 V4**

**TO:** Mayor and City Council Members

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

**DATE:** August 13, 2007

**SUBJECT:** Request for an Extension of the Preliminary Site Condominium Plan for Northbrooke East Site Condominiums, City File No. 00-037, a 12-unit development located south of Auburn, east of Crooks.

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**REQUEST:**

Approval of an Extension of the Preliminary Site Condominium Plan until July 20, 2008 for Northbrooke East Site Condominiums, a 12-unit development located south of Auburn, east of Crooks, zoned R-4, One Family Development. This is the second Extension requested.

**BACKGROUND:**

The Planning Commission recommended approval of the Preliminary Site Condominium Plan on June 7, 2005 and City Council approved it on July 20, 2005. The applicant requested and was granted a one-year extension by City Council at its October 4, 2006 meeting until July 20, 2007. The approval of the Preliminary Site Condominium Plan by City Council expires after one year and can be extended by a recommendation from the Planning Commission and approval by City Council, per Section 122-056(e) of the Subdivision Control Ordinance. The applicant is requesting another extension, citing the economy and the fact that an adjacent development (Meadow Creek II) still has unsold lots.

As stated in the attached letter dated July 18, 2007, the applicant intends to complete the project, but has had to hold back due to current economic conditions. They have gone through five Construction Plan reviews, and the project is close to meeting Construction Plan Approval, which is required from the Engineering Department prior to requesting Final Site Condominium Plan approval.

The adoption of the Steep Slope Ordinance does not apply to the subject request, and there have been no other Ordinance changes regarding Preliminary Site Condo Plans. The Planning Commission unanimously recommended approval of the second Extension request at its August 7, 2007 meeting.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of an Extension of the Preliminary Site Condominium Plan for Northbrooke East Site Condominiums, City File No. 00-037, until July 20, 2008.

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**RESOLUTION**

**NEXT AGENDA ITEM**

**RETURN TO AGENDA**

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<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>Department Review</b>		
<b>Department Director</b>		
<b>Mayor</b>		
<b>City Council Liaison</b>		

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