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CITY OF ROCHESTER HILLS

*Planning and  
Development*

**DATE:** August 19, 2008  
**TO:** Planning Commission  
**FROM:** Ed Anzek, Director  
**RE:** Extension of the Preliminary  
Site Condominium Plan for  
Northbrooke East

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Mr. Reid Orr, representing Northbrooke East Development, L.L.C., has requested an additional one-year extension of the Preliminary Site Condominium Plan for Northbrooke East Site Condos – City File No. 00-037. The Planning Commission recommended approval of the Preliminary Plan on June 7, 2005 and City Council approved it on July 20, 2005. The applicant requested and was granted two one-year extensions by City Council, the last one at its September 12, 2007 meeting until July 20, 2008 (please refer to attached Planning Commission Minutes of August 7, 2007 when this Extension was recommended for approval). The approval of the Preliminary Site Condominium Plan by City Council expires after one year and can be extended by a recommendation from Planning Commission and approval by City Council, per Section 122-156(e) of the Subdivision Control Ordinance.

As stated in the attached letter dated July 11, 2008, the applicant has been affected by current economic conditions. The project has gone through Construction Plan reviews, and Construction Plan approval from the Engineering Department will be required 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. Staff has no objections to the requested extension and recommends approval of the following motion.

Thank you.

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 00-037, the Planning Commission **recommends** to City Council **approval** of an Extension of the Preliminary Site Condominium Plan until July 20, 2009 for Northbrooke East Site Condominiums.