



Rochester Hills

Agenda Report

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File Number: 2007-0199

File Number: 2007-0199 **File Type:** Project **Status:** Held in Council
Version: 3 **Reference:** 99-031 **Controlling Body:** City Council
Regular Meeting
Requester: Planning/Development **Cost:** **Introduced:** 03/14/2007
File Name: Saddlebrook Orchards **Final Action:**

Title: Request for Approval of Preliminary Site Condominium Plan - City File No. 99-031 - Saddlebrook Orchards, a ten-unit site condo development on five acres, located on Auburn east of Crooks, zoned R-4, One Family Residential, Parcel No. 15-28-300-029, Brookfield, LLC, applicant.

Notes: See 2006-0884

Code Sections:

Indexes: Preliminary-Final Plan

Sponsors:

Attachments: Agenda Summary.pdf, Map.pdf, Staff Report.pdf, Site Plans.pdf, Backup Docs.pdf, PC Minutes 020403.pdf

Agenda Date:

Agenda Number:

Enactment Date:

Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	03/20/2007	Recommended for Approval	City Council Work Session			Pass
2	City Council Work Session	04/18/2007	Postponed				

Text of Legislative File 2007-0199

..Title

Request for Approval of Preliminary Site Condominium Plan - City File No. 99-031 - Saddlebrook Orchards, a ten-unit site condo development on five acres, located on Auburn east of Crooks, zoned R-4, One Family Residential, Parcel No. 15-28-300-029, Brookfield, LLC, applicant.

..Body

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for Saddlebrook Orchards, City File No. 99-031, a 10-unit site condo development on five acres located on Auburn, east of Crooks, zoned R-4, One Family Residential, Parcel No. 15-28-300-029, based on plans dated received by the Planning and Development Department on March 12, 2007 with the following findings:

Findings:

1. The Preliminary Plan meets all applicable requirements of the Zoning Ordinance and the One-Family Residential Detached Condominiums Ordinance.
2. The Preliminary Plan represents a reasonable and acceptable plan for developing the property.
3. Adequate utilities are currently available to properly service the proposed development.
4. The Preliminary Plan represents a reasonable street layout, with connections available for future development to the east and west, as well as a reasonable lot layout and orientation. In addition, all lots have access to the interior local streets.
5. The Environmental Impact Statement shows that this development will have no substantially harmful effects on the environment.