



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

**1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
248.656.4630  
[www.rochesterhills.org](http://www.rochesterhills.org)**

---

**Legislative File No: 2007-0199 V2**

**TO:** Mayor and City Council Members

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

**DATE:** April 9, 2007

**SUBJECT:** 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

---

**REQUEST:**

Approval of the Preliminary Site Condominium Plan and a request for approval of the Final Site Condominium Plan (File 2006-0884, included) for Saddlebrook Orchards, a ten-unit site condo development on five acres located on Auburn east of Crooks.

**BACKGROUND:**

The project received Preliminary approval by City Council in 2003. All conditions of Preliminary approval were addressed, and Final Plans were submitted, but the timeframe for technical compliance approvals expired without Staff receiving a request for Extension. With the expiration the Tree Removal Permit also expired. When the applicant re-commenced his project it was determined that he could not meet the tree conservation threshold of 37% due to the loss of Ash Trees from the Emerald Ash Bore. The applicant sought relief by means of a Tree Variance from the City Council. Council granted the Variance on February 14, 2007 with the condition that 7 additional trees be planted on site.

The applicant has received extensions from Engineering Services for construction drawings until November 2007. Since there have been no changes to any ordinance or standard that governs the development of this site, and that the Engineering Construction Documents are finalized, it was suggested that both the Preliminary and Final Site Condominium Plan approvals be processed concurrently. There have been no changes to the lot layout from the 2003 approval. Please refer to the attached Staff Report dated March 20, 2007 for more background information.

The Planning Commission recommended approval of the Preliminary and Final Plans, and approved the Tree Removal Permit, on March 20, 2007 with two conditions, which have been included in the Resolution. The plans have been re-reviewed by all applicable City departments and consultants. Additionally, the City Attorney has reviewed the Master Deed and By-Laws. The submitted plans meet the requirements for Preliminary and Final Site Plan Approval as listed in Sections 122-367 and 368 of the One-Family Residential Detached Condominiums Ordinance, provided that all necessary state and county agency approvals are obtained prior to commencing construction.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of the Preliminary Site Condominium Plan for Saddlebrook Orchards, City File No. 99-031, Parcel No. 15-28-300-029.

---

**RESOLUTION**

**NEXT AGENDA ITEM**

**RETURN TO AGENDA**

---

<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>		

Document2