



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2019-0041 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: March 1, 2019

SUBJECT: Request for Preliminary and Final One-Family Site Condominium Plan Approval for Saddlebrook Orchards Site Condominiums, City File No. 16-029, Michael Magnoli, Gianna Investments, LLC, Applicant

REQUEST:

Approval of the Preliminary and Final Site Condominium Plan for Saddlebrook Orchards, a 10-unit, single-family site condo development on approximately five acres, located on the north side of Auburn, between Crooks and Livernois.

BACKGROUND:

The Preliminary Plan for this project was originally approved by City Council in 2003, which expired. The Preliminary and the Final Plan were again approved in 2007. That expired, and the applicant resubmitted and received approval for the Preliminary Plan in January of 2017 for nine units, but the Final Plan was never submitted. Both the Preliminary and Final are now under consideration, and the current plans show ten units.

The site is surrounded by R-4 residential zoning on the east, west and south sides and developed with homes. There is REC-W Regional Employment Center – Workplace zoning to the north developed with manufacturing/industrial businesses.

The development is using the lot size averaging option, with lot widths ranging from 86.5 to 104 feet and areas ranging from 8,689 sq. ft. to 12,480 sq. ft. The development proposes a density of 2.2 units per acre; less than 3.4 units per acre permitted. Storm drainage will be detained onsite with a detention pond at the southeast end of the development. The site will be accessed from Auburn to an internal street stubbed to the east and west.

The plans have received a conditional recommendation of approval from the City's Engineering Department subject to several conditions, which will not impact the site layout and which may be handled during construction plan review and approval. The Tree Conservation Ordinance applies to this development, and the applicant is proposing to preserve 45% of the trees, removing 104 and replacing them onsite.

The Planning Commission recommended approval of the Preliminary Site Condominium Plan with conditions in the attached Resolution and granted a Tree Removal Permit on February 19, 2019. The Planning Commission requested that the Environmental Impact Statement be revised to reflect accurate trip generation for each household. That revised document is included. The minutes from the meeting are included.

The applicable departments and outside agencies have reviewed the plan and recommend approval. The plans are technically compliant, and staff recommends approval. Should the City Council approve the Preliminary and Final Site Condominium Plan, the applicant would proceed with the Engineering construction documents, obtaining all outside agency approvals and permits and preparing the Master Deed and By-laws.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Preliminary and Final Site Condominium Plan for Saddlebrook Orchards, City File No. 16-029, consisting of 10 units on five acres located on the north side of Auburn, between Crooks and Livernois.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		