



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

**1000 Rochester Hills Dr.
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Legislative File No: 2006-0695 V6

TO: Mayor and City Council Members

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

DATE: August 21, 2008

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.

REQUEST:

Approval of an Extension of the Preliminary Site Condominium Plan until July 20, 2009 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 third 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 second one-year extension by City Council at its September 12, 2007 meeting until July 20, 2008. 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) has foreclosed homes and unsold lots.

As stated in the attached letter dated July 11, 2008, the applicant intends to complete the project, but has had to hold back due to current economic conditions. They have gone through Construction Plan reviews, and the project will require Construction Plan Approval 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 19, 2008 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, 2009.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		

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