



Rochester Hills

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Home Page:
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Master

File Number: 2012-0190

File ID: 2012-0190

Type: Project

Status: To Council

Version: 2

Reference: 00-037.2

Controlling Body: City Council
Regular Meeting

File Created Date : 05/10/2012

File Name: Northbrooke East Preliminary Site Condo Plan

Final Action:

Title label: Request for Approval of the Preliminary and Final Site Condominium Plans - Northbrooke East, a proposed twelve-unit development on 3.7 acres located south of Auburn, east of Crooks, zoned R-4, One Family Residential; Northbrooke East LLC, Applicant

Notes: Northbrooke East LLC
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Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Map.pdf, Site Plans.pdf,
Minutes PC 060512.pdf, Minutes PC 060705.pdf,
Public Hearing Notice 060512.pdf

Enactment Number:

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	06/05/2012	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	06/18/2012					

Text of Legislative File 2012-0190

Title

Request for Approval of the Preliminary and Final Site Condominium Plans - Northbrooke

East, a proposed twelve-unit development on 3.7 acres located south of Auburn, east of Crooks, zoned R-4, One Family Residential; Northbrooke East LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Preliminary and Final One-Family Residential Detached Condominium Plan for Northbrooke East, a 12-unit development on 3.7 acres located south of Auburn, east of Crooks, zoned R-4, One Family Residential, based on plans dated received by the Planning and Economic Development Department on May 16, 2012 with the following findings and conditions:

Findings:

1. The proposed condominium plan meets all applicable requirements of the Zoning Ordinance and One-Family Residential Detached Condominium Ordinance for both Preliminary and Final Approval.
2. Adequate utilities are available to properly serve the proposed development.
3. The proposed development will connect three current dead-end streets, providing an area-wide benefit.
4. The Environmental Impact Statement indicates that the development will have no substantially harmful effects on the environment.

Conditions:

1. Provide all off-site easements and agreements for approval by the City prior to issuance of a Land Improvement Permt.
2. City Attorney and Staff approval of the proposed condominium documents.
3. Payment of \$2,400 into the tree fund for street trees prior to issuance of a Land Improvement Permit.
4. Developer shall make every effort to meet with neighboring homeowners, adjacent to the road access and adjacent to the development, prior to the start of any construction and continuing throughout the construction process.
5. Relocate the storm at the back of lot three to save the box elder on the adjacent property.
6. The homes shall be a minimum of 2,350 square feet, and the front facade shall consist of brick and/or stone on the first-story at a minimum.