



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

**1000 Rochester Hills Dr.
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Legislative File No: 2005-0367 V2

TO: Mayor and City Council Members

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

DATE: July 8, 2005

SUBJECT: Preliminary Site Condominium Plan – Northbrooke East

REQUEST:

Request for approval of the preliminary site condominium plan for Northbrooke East, a twelve-unit single-family site condominium development on 3.736 acres of land located south of Auburn between Crooks and Livernois Roads.

BACKGROUND:

The proposed Northbrooke East condominiums are located east of the Northbrooke Subdivision and west of the recently approved Meadowcreek II site condominium project (fka Northbrooke Meadows). The development connects these two residential developments, with all units fronting on the proposed internal street system.

The applicant is utilizing the lot size variations option permitted by Section 138-1112 of the City's Zoning Ordinance. Each unit must be at least 8,640 square feet in area and have a width at the minimum front setback of at least 72 feet for internal lots and 92 feet for corner lots. All proposed units meet or exceed these minimum requirements. Further, the average unit size of 10,364.67 square feet exceeds the minimum requirement of 9,600 square feet, and the 3.2 units per acre density is less than the maximum of 3.4 units per acre permitted by the lot size variations option.

In addition to the twelve units, a detention basin is proposed on the church property to the north and will be maintained by the homeowners association. It should be noted that the Avondale Faith Tabernacle has provided written permission to locate the proposed detention basin on their property (letter attached). Although noted on the preliminary plan, staff recommends as a condition of approval that all off-site easements (including the pond, outlet, and maintenance road) and agreements be provided by the applicant and approved by the City prior to issuance of a Land Improvement Permit for this project.

At its June 7, 2005 meeting, the Planning Commission recommended approval of the preliminary site condominium plan by a vote of eight ayes and no nays. All ten conditions of approval have either been addressed in a satisfactory manner on the preliminary plan dated received June 24, 2005 or included as conditions in the enclosed resolution. Please refer the attached Planning Commission minutes for more information relative to this action.

RECOMMENDATION:

Both the Planning Commission and staff recommend City Council approve the preliminary site condominium plan for Northbrooke East consisting of twelve units on Parcel No. 15-33-128-009.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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