



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

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Legislative File No: 2006-0695 V2

TO: Mayor and City Council Members

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

DATE: September 25, 2006

SUBJECT: Approval of 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 and east of Crooks.

REQUEST:

Approval of an Extension of the Preliminary Site Condominium Plan until July 20, 2007 for Northbrooke East Site Condominiums, a 12-unit site condominium development located south of Auburn, east of Crooks, connecting to Meadow Creek II Site Condominiums to the east via Newstead Lane.

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, subject to conditions. Staff reviewed subsequent plans for conditions, and sent an approval letter dated August 18, 2006. The approval by City Council expires after one year and can be extended by a recommendation from Planning Commission and approval by City Council, per Section 122-156(3) of the Subdivision Control Ordinance.

As stated in the attached letter dated August 16, 2006, the applicants have been working steadily to receive construction plan approval from the Engineering Department, which is required prior to requesting Final Site Condominium Plan approval. The expected time frame for Engineering approval was approximately 30 days from the date of the letter.

There have been no changes to any ordinance that establishes the standards for Preliminary Site Condominium Plan approval. At its September 19, 2006 meeting, the Planning Commission recommended approval of the extension unanimously.

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, 2007.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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

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