



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2008-0302 V8

TO: Mayor and City Council Members

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

DATE: July 19, 2013

SUBJECT: Request for an Extension of the Final Site Condominium Plan for Pine Woods Site Condominiums, City File No. 05-005, a 29-unit development located south of Auburn and east of Livernois.

REQUEST:

Approval of an Extension of the Final Site Condominium Plan until July 14, 2014 for Pine Woods Site Condominiums, a 29-unit development located south of Auburn, east of Livernois, connecting to Hazelwood Hills.

BACKGROUND:

The Planning Commission recommended approval of the Final Site Condominium Plan on June 17, 2008 and City Council approved it on July 14, 2008. The approval by City Council expires after two years and can be extended by a recommendation from Planning Commission and approval by City Council, per Section 122-161 of the Subdivisions Ordinance. City Council approved an Extension on July 16, 2012 until July 14, 2013, and the applicant is requesting another Extension.

The City adopted an Extensions Policy to ensure that all current City regulations are acknowledged and addressed and to be consistent in reviewing requests. Mr. Randazzo, acting agent for his father, the owner, has agreed to all applicable conditions of the Extensions Policy, including that there is no indebtedness to the City, taxes are current, and he acknowledges that the project must be brought into conformance with all current, new or amended City regulations (please refer to his attached letter dated June 13, 2013).

The applicant states that the reason for requesting an Extension is market conditions, although they stated at the Planning Commission that they were hopeful to move forward soon and that things were definitely improved from last year. There have been no changes to any ordinance that establishes the standards for Final Site Condominium Plan approval.

The Planning Commission unanimously recommended approval of the Extension at its July 16, 2013 meeting.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of an Extension of the Final Site Condominium Plan for Pine Woods Site Condominiums, City File No. 05-005 until July 14, 2014.

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

i:\pla\development reviews\2000s\2005\05-005 pine woods condo\cc\agenda summary ext fp to 2014.doc