



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2007-0221 V-15

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572
DATE: May 27, 2016
SUBJECT: Request for Final Plat Approval – Grace Parc, City File No. 04-011, a 14-lot subdivision on 5.6 acres located east of Livernois, north of South Boulevard.

REQUEST:

The request is for approval of the final plat for Grace Parc, a 14-lot single family subdivision located east of Livernois, north of South Boulevard (north of Grace Ave.), connecting to McComb, zoned R-4 One Family Residential, Parcel No. 15-34-402-068.

BACKGROUND:

City Council approved the final preliminary plat on July 29, 2013 with conditions, all of which have been addressed. There have been no changes from the Final Preliminary Plat, which used the lot averaging option with an 11,798 square-foot average lot size (9,600 square feet is required for R-4 zoning). The street layout allows for the extension of McComb Rd to east/west Verano Dr., which is stubbed to the west in case of future development and turns into cul-de-sac Milano Ct. to the south, all of which are public roads.

Since the platting process with the state can take up to three years to finalize title work, deeds and restrictions and obtain other easements, the applicant proceeded with the city to obtain a Land Improvement Permit from Engineering and has constructed the underground utilities and road while they work with the state on final plat approval. The final plat has been reviewed by the city surveyor and has received approval, refer to M. Taunt’s memo dated May 2, 2016. The stormwater maintenance agreement was approved by City Council on September 16, 2013. The request for approval of the Declarations of Restrictions is also included (please refer to File No. 2015-0492).

RECOMMENDATION:

Staff recommends that City Council approves the final plat for Grace Parc, consisting of 14 lots on 5.6 acres located east of Livernois, north of South Boulevard based on the Final Plat dated received by the Planning and Economic Development Department on April 28, 2016.

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