



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2007-0221 V13

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572
DATE: July 19, 2013
SUBJECT: Final Preliminary Plat – Grace Parc Subdivision (City File No. 04-011), a 14-lot subdivision on 5.6 acres in Section 34

REQUEST:

Approval of the final preliminary plat for Grace Parc Subdivision, a 14 lot subdivision located south of M-59 between Shortridge and Hazelton in Section 34. The site will be accessed from McComb Street.

BACKGROUND:

The applicant received tentative preliminary plat approval from City Council on April 20, 2005. The applicant subsequently received yearly extensions of tentative preliminary plat approval. At this time the applicant is seeking final preliminary plat approval.

Due to the City’s updated stormwater management standards the detention pond has grown in size and two lots have been removed from the development, but the street layout and the majority of the lots are identical to the tentative preliminary plat. Those changes serve to decrease the intensity of the development and therefore the proposed final preliminary plat is substantively compliant with the approved tentative preliminary plat.

The plat meets the technical requirements of the Subdivision Control Ordinance, and all applicable City Departments have reviewed the plans and recommend approval. The applicant received unanimous recommendation for the final preliminary plat from the Planning Commission on July 19, 2013 with five conditions to be addressed prior to issuance of a land improvement permit. Those conditions are included in the Resolution.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the final preliminary plat for the Grace Parc Subdivision (City File No. 04-011).

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