



Planning and Economic Development
Ed Anzek, AICP, Director

From: Ed Anzek, Director
To: Planning Commission
Date: June 1, 2012
Re: Request for Extension of the TPP for Grace Parc Subdivision (City File No. 04-011)

As current owner of the property proposed for the 16-lot Grace Parc Subdivision, located on Grace Ave. between Livernois and Rochester Rd., Mrs. Gwen Bismak has requested another one-year Extension of the Tentative Preliminary Plat Approval, until April 20, 2013. Ms. Bismak has submitted the required Extension letter, stating the reason for the Extension and representing that prior to any subsequent approvals for the site, the project will be brought into conformance with current City Ordinances (please refer to letter dated April 11, 2012).

In the beginning, the Planning Commission recommended approval of the Preliminary Plat on March 15, 2005, and City Council gave approval on April 20, 2005. The approval expired after one year and Extensions were granted by City Council - the fifth one on July 18, 2011 until April 20, 2012. Note that the request for this extension was received on April 11, 2012; prior to the expiration date.

The procedure for an additional Extension can be granted with a recommendation from Planning Commission and approval by City Council, per Section 122-156(e) of the Subdivisions Ordinance, and upon receipt of authorized information from the applicant. There have been no changes to the Subdivisions Ordinance. Since the applicant has agreed to bring the plans into conformance prior to a subsequent Approval, and because the applicant is currently working on the Final Preliminary Plat and Construction Plans, Staff recommends approval of the following:

MOTION by _____, seconded by _____, in the matter of City File No. 04-011 (Grace Parc Subdivision), the Planning Commission recommends that City Council approves an Extension of the Tentative Preliminary Plat until April 20, 2013.