



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

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Legislative File No: 2008-0302 V2

TO: Mayor and City Council Members

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

DATE: July 1, 2008

SUBJECT: Final Site Condominium Plan – City File No. 05-005 – Pine Woods Site Condominiums, a 29-unit development on 9.6 acres south of Auburn, west of Hazelwood Hills Subdivision, zoned R-4.

REQUEST:

Approval of the Final Site Condominium Plan for Pine Woods Site Condominiums, a 29-unit single-family development on 9.6 acres south of Auburn, east of Livernois, which will connect to Grand Park Boulevard in the Hazelwood Hills Subdivision immediately to the east.

BACKGROUND:

The applicants received Preliminary Site Condominium Plan approval from City Council on March 15, 2006, and received a one-year Extension of the Preliminary Plan in April 2007. They submitted the Final Plan in June 2007 concurrently with Construction Plans. There have been no changes to the Final Plan, and Engineering Services approved the Construction Plans, which must occur prior to Approval of the Final Plan. The applicants appeared before the Planning Commission on June 17, 2008 for Final Plan Recommendation, which was unanimously granted.

The only question that arose during the Planning Commission meeting regarded extending the public, cul-de-sac street in the development to Livernois. The applicant responded that he was unable to acquire the land to the west to be able to make the connection, and lot 17 will remain vacant until that time. The Minutes of the meeting are included.

All applicable City departments have reviewed the plans and supplemental documentation and recommend approval of the Final Site Condominium Plan. The City's Landscape Architect approved the Landscape Plan and the City Attorney's office has reviewed the Master Deed and Bylaws.

RECOMMENDATION:

Since the Final Plan is consistent with the Preliminary Plan approved on March 15, 2006, Staff and the Planning Commission recommend approval of the Final Site Condominium Plan for Pine Woods Site Condominiums (City File 05-005), 29 units on 9.6 acres south of Auburn, east of Livernois.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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