

CITY OF ROCHESTER HILLS

**P**lanning and  
Development

DATE: July 23, 2010

TO: Planning Commission

FROM: Derek Delacourt, Deputy Dir.

RE: Pine Woods Site Condos  
Request for Extension (05-005)

As current owner of the property proposed for the 29-unit Pine Woods Site Condominiums, located south of Auburn and East of Livernois, Mr. Larry Randazzo of L & R Homes has authorized his representative, Mr. Vito Randazzo to request a one-year extension of the Final Plan Approval, until July 14, 2011.

As you are aware, 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 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 the attached letter dated July 23, 2010).

The Planning Commission recommended approval of the Final Plan on June 17, 2008 and City Council gave approval on July 14, 2008. The approval expires after two years. An Extension can be granted by a recommendation from Planning Commission and approval by City Council, per Section 122-161 of the Subdivisions Ordinance, and upon receipt of authorized information from the applicant.

There have been no changes to the Subdivisions Ordinance, and the Steep Slope Ordinance does not apply to the site. Due to the current economic climate and because the applicant is in compliance with the Extensions Policy, we recommend approval. The following motion is provided for consideration:

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 05-005 (Pine Woods Site Condominiums), the Planning Commission recommends that City Council approves an Extension of the Final Plan until July 14, 2011.

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