



Planning and Economic Development
Ed Anzek, Director

From: Ed Anzek, Director
To: Planning Commission
Date: July 15, 2011
Re: Extension of the Final Plan for Pine Woods Site Condos
File No. 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, 2012.

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 June 2, 2011).

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. A one-year Extension was granted by City Council in August of 2010 until July 14, 2011.

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, 2012.