



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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Legislative File No: 2008-0302 V5

**TO:** Mayor and City Council Members

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

**DATE:** July 29, 2011

**SUBJECT:** Request for Extension of the Final Site Condominium Plan for Pine Woods Site Condominiums, City File No. 05-005, a 29-unit development located south of Auburn and east of Livernois.

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**REQUEST:**

Approval of an Extension of the Final Site Condominium Plan until July 14, 2012 for Pine Woods Site Condominiums, a 29-unit development located south of Auburn, east of Livernois, connecting to Hazelwood Hills.

**BACKGROUND:**

The Planning Commission recommended approval of the Final Site Condominium Plan on June 17, 2008 and City Council approved it on July 14, 2008. The approval by City Council expires after two years and can be extended by a recommendation from Planning Commission and approval by City Council, per Section 122-161 of the Subdivisions Ordinance. City Council approved an Extension on August 9, 2010 until July 14, 2011, and the applicant is requesting another Extension.

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 his attached letter dated June 2, 2011).

The applicant has been working with Engineering Services, and as stated in the above letter, the reason for the request is the state of the economy. There have been no changes to any ordinance that establishes the standards for Final Site Condominium Plan approval.

The Planning Commission unanimously recommended approval of the Extension at its July 19, 2011 meeting.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of an Extension of the Final Site Condominium Plan for Pine Woods Site Condominiums, City File No. 05-005 until July 14, 2012.

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