



Planning and Economic Development  
Ed Anzek, AICP, Director

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From: Ed Anzek, Director  
To: Planning Commission  
Date: July 12, 2013  
Re: Extension of the Final Plan for Pine Woods Site Condos  
City 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, 2014.

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 13, 2013).

The Planning Commission recommended approval of the Final Plan on June 17, 2008 and City Council gave approval on July 14, 2008. The approval expired after two years, but Extensions 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 an authorized request from the applicant. The most recent one-year Extension was granted by City Council on July 16, 2012 until July 14, 2013.

The applicant states that the reason for the Extension is due to current market conditions. Because the applicant is in compliance with the Extensions Policy, Staff recommends 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, 2014.