



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2008-0302 V14

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572
DATE: July 31, 2015
SUBJECT: Request for an 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.

REQUEST:

Approval of an extension of the Final Site Condominium Plan until July 14, 2016 for Pine Woods Site Condominiums, a 29-unit development located south of Auburn, east of Livernois.

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 the most recent Extension on July 21, 2014 until July 14, 2015, and the applicant is requesting one additional year.

The City adopted an extensions policy to ensure that all current City regulations are met and to be consistent in reviewing requests. Mr. Randazzo, of L&R Homes, has agreed to the terms of the extensions policy, including that there is no indebtedness to the City, taxes are current, and that the project must be brought into conformance with current City regulations (please refer to the attached letter from Mr. Randazzo dated June 16, 2015).

The applicant states that the extension is required as they are finishing up the construction plans with the Engineering Department. They hope to have items wrapped up and be able to break ground soon, and they feel that things are definitely improved from last year. The Planning Commission unanimously recommended approval of the extension at its July 21, 2015 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, 2016.

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