



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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[www.rochesterhills.org](http://www.rochesterhills.org)

Legislative File No: 2008-0302 V16

**TO:** Mayor and City Council Members  
**FROM:** Ed Anzek, Director of Planning and Economic Development, ext. 2572  
**DATE:** August 19, 2016  
**SUBJECT:** Request for an extension of the Final Site Condominium Plan for Pine Woods Site Condominiums, City File No. 05-005, a 28-unit development located south of Auburn and east of Livernois.

**REQUEST:**

Approval of an extension of the Final Site Condominium Plan until July 14, 2017 for Pine Woods Site Condominiums, a 28-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 August 10, 2015 until July 14, 2016, and the applicant is requesting one additional year.

The applicant states that the extension is required as they are finishing up the construction plans with the Engineering Department and could not quite acquire a Land Improvement Permit before the previous extension expired. Due to storm water regulations, they were required to lose one lot and increase storm water capacity, which has taken a little longer to finalize construction plans. According to the Engineering staff, a Land Improvement Permit is expected to be issued soon. The Planning Commission unanimously recommended approval of the extension at its August 16, 2016 meeting.

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 July 20, 2016).

**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, 2017.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		

<b>Mayor</b>		
<b>City Council Liaison</b>		

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