



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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Legislative File No: 2008-0302 V18

**TO:** Mayor and City Council Members

**FROM:** Sara Roediger, Director of Planning and Economic Development, ext. 2572

**DATE:** August 4, 2017

**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.

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**REQUEST:**

Approval of an extension of the Final Site Condominium Plan until July 14, 2018 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 29, 2016 until July 14, 2017, 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. The applicant can explain why it has taken a little longer to finalize construction plans. According to the Engineering staff, the applicant is working on the construction plans, however, the applicant submitted the second set of construction drawings on April 26, 2017, which was almost a year after the original construction plans which were submitted on May 23, 2016. So while the applicant has made progress, it is slow, and there still remain a number of outstanding items. If this extension request is granted, it will have been ten years since the original approval, and as such, staff recommends that this be the final extension granted. This was the recommendation of the Planning Commission at its July 25, 2017 meeting. Please refer to the attached memo from Engineering dated June 13, 2017 and the Planning Commission Minutes.

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 20, 2017).

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of a final extension of the Final Site Condominium Plan for Pine Woods Site Condominiums, City File No. 05-005 until July 14, 2018.

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

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