



Planning and Economic Development
Ed Anzek, AICP, Director

From: Ed Anzek, Director
To: Planning Commission
Date: July 17, 2015
Re: **Extension of the Final Preliminary Plat for Grace Parc Subdivision
City File No. 04-011**

As current owner of the property proposed for the 14-lot Grace Parc Subdivision, located north of South Boulevard between Livernois and Rochester Rds., Mr. Patrick Bismack has requested an extension of the Final Preliminary Plat Approval until July 29, 2016. This is the first extension request for the Final Preliminary Plat.

Mr. Bismack has agreed to all applicable conditions of the extensions policy, including that there is no indebtedness to the City, taxes are current, and he acknowledged that the project must be brought into conformance with all current, new or amended City regulations (please refer to the attached letter dated June 26, 2015).

The Planning Commission recommended approval of the Final Preliminary Plat on July 16, 2013 and City Council gave approval on July 29, 2013. The approval expires 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 applicant states that they are in the process of finalizing the Final Plat, including forming the Home Owner's Association; revising the Storm System Maintenance Agreement; obtaining a parcel combination; approving the Deeds, Covenants and Restrictions; and obtaining new title work. Because the applicant is in compliance with the extensions policy, and taking into consideration that this is the first request for an extension of the Final Preliminary Plat, staff recommends approval. The following motion is provided for consideration:

MOTION by _____, seconded by _____, in the matter of City File No. 04-011 (Grace Parc Subdivision), the Planning Commission hereby recommends that City Council approves an Extension of the Final Preliminary Plat until July 29, 2016.