



Rochester Hills Master Report

1000 Rochester Hills
Drive
Rochester Hills, MI 48309
(248) 656-4660
Home Page:
www.rochesterhills.org

File Number: 2005-0288

File Number: 2005-0288 **File Type:** Project **Status:** To Council
Version: 1 **Reference:** 04-011 **Controlling Body:** City Council
Requester: Planning/Development **Cost:** **Introduced:** 04/11/2005
File Name: Grace Parc Sidewalk Variance **Final Action:**

Title: Sidewalk Variance Request - City File No. 04-011 - Grace Park, a proposed subdivision on approximately 6 acres located north of South Boulevard between Rochester and Livernois Roads, zoned R-4, One Family Residential, known as Parcel Numbers 15-34-402-035 & -057, Grace Street Development, Inc., applicant.

Notes: Grace Street Development
(sese 2005-0065)

Code Sections:

Agenda Date:

Indexes: Sidewalks

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Staff Report.pdf, 031505 PC Minutes.pdf **Enactment Number:**

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 2005-0288

..Title

Sidewalk Variance Request - City File No. 04-011 - Grace Park, a proposed subdivision on approximately 6 acres located north of South Boulevard between Rochester and Livernois Roads, zoned R-4, One Family Residential, known as Parcel Numbers 15-34-402-035 & -057, Grace Street Development, Inc., applicant.

..Body

Resolved that the Rochester Hills City Council hereby approves a variance of the sidewalk requirement along the north side of Grace Avenue in front of lot 1, lot 2, and the detention pond area in accordance with the provisions of the Subdivisions Ordinance for Grace Parc (City File No. 04-011), a sixteen-lot subdivision on 5.958 acres located north of Grace Avenue and south of McComb, zoned R-4 (One Family Residential) and known as Parcel Numbers 15-34-402-057 and 15-34-402-035, based on the preliminary plat dated received by the Department of Planning and Development on March 22, 2005 with the following findings.

Findings:

1. Since the proposed sidewalk would not currently connect with any established sidewalk, there are special circumstances and conditions affecting the property.
2. The petitioner would not be required to construct a sidewalk that does not connect to any established sidewalk nor is likely to connect to any sidewalk in the future.
3. Granting of the variance would eliminate a possible hazard at both unconnected ends of the sidewalk and would be consistent with the nature of the existing properties along Grace Avenue.
4. The variance would further the objectives and policies of the City.