



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

**1000 Rochester Hills Dr.
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Legislative File No: 2006-0484

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Development, ext. 2572

DATE: September 11, 2006

SUBJECT: Request for Sidewalk Waiver for Grace Oaks - a two-unit site condominium development on 1.1 acres located on the north side of Hazelton, east of Livernois.

REQUEST:

To discuss the request for a waiver of the sidewalk requirement for Grace Oaks, a proposed two-unit site condominium development on 1.1 acres located on the north side of Hazelton, east of Livernois.

BACKGROUND:

At its June 6, 2006 meeting, the Planning Commission recommended approval of the preliminary plan with findings and conditions. One of the conditions was that the applicant consider applying for a sidewalk waiver from City Council.

In accordance with Section 122-95 of the Subdivisions Ordinance, City Council may authorize a waiver from the requirement that all single-family residential developments provide sidewalks. In determining whether a waiver shall be granted, City Council shall determine that the development meets either or both of the following factors:

1. The proposed sidewalk would not currently connect with any established non-motorized vehicle-pedestrian pathway or sidewalk nor would it be likely to connect to any non-motorized vehicle-pedestrian pathway or sidewalk in the future.
2. The proposed sidewalk would not currently connect with any established non-motorized vehicle-pedestrian pathway or sidewalk and there are identifiable conditions which may present a hazard at the unconnected end of a sidewalk.

The following information is provided for your consideration.

1. There are no existing sidewalks along Hazelton.
2. Similar Waivers have been granted along Hazelton in the last few years.

RECOMMENDATION:

As previously noted, the Planning Commission included consideration of a sidewalk waiver request as a condition of its recommendation. Please refer to the attached minutes relative to the Planning Commission discussion.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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