



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

**1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org**

Legislative File No: 2007-0221 V8

TO: Mayor and City Council Members

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

DATE: March 26, 2010

SUBJECT: Request for an Extension of the Tentative Preliminary Plat for Grace Parc, City File No. 04-011, a 16-lot subdivision located north of South Boulevard, west of Hazelton.

REQUEST:

Approval of an Extension of the Tentative Preliminary Plat until April 20, 2011 for Grace Parc, a 16-lot subdivision located north of South Boulevard, west of Hazelton, east of Livernois, connecting to McComb.

BACKGROUND:

The Planning Commission recommended approval of the Tentative Preliminary Plat on March 15, 2005 and City Council approved it on April 20, 2005. The approval expired after one year and three Extensions were granted by City Council, the third one on June 9, 2008 until April 20, 2009. When the owner requested another extension, questions were raised during the Planning Commission meeting by residents as to ownership. It was discussed at the Planning Commission meeting that the matter be delayed until ownership could be verified but more importantly, until a policy for granting extensions was developed. The identified need for policy was driven by the fact that the city had recently adopted new Engineering standards (Aug 2008). Those policies for extensions were approved by the Planning Commission and then adopted by City Council in the fall of 2008.

Late in 2009, shortly after the policy had been adopted, staff worked closely with the bank that took the development back. They were working with a new investor/developer that wanted to purchase the development. Staff met several times with the potential buyer to discuss the new Engineering standards and how the development would be affected. These meetings occurred from December through mid-February.

The bank paid the back taxes (policy). The escrow account still had a remaining balance (policy). The letter from the new "owner" acknowledging that the new Engineering standards would be met prior to Final Plat submittal was provided (also policy). The matter went to the Planning Commission on March 2, 2010. The Commission recommended approval of the Extension on a unanimous vote with two members absent.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of an Extension of the Tentative Preliminary Plat for Grace Parc, City File No. 04-011 until April 20, 2011. (The date aligns with the original date of approval.)

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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

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