



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2012-0208 V4

TO: Mayor and City Council Members

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

DATE: July 19, 2013

SUBJECT: Request for an Extension of the Preliminary Site Condominium Plan for Somerset Pines Site Condominiums, City File No. 06-012.2, a 41-unit development located on South Boulevard between Adams and Crooks

REQUEST:

Approval of an Extension of the Preliminary Site Condominium Plan until July 16, 2014 for Somerset Pines Site Condominiums, a 41-unit development located on South Boulevard, adjacent to Pine Trace Golf Course, east of Adams.

BACKGROUND:

The Planning Commission recommended approval of the Preliminary Site Condominium Plan on June 26, 2012 and City Council approved it on July 16, 2012. The approval by City Council expires after one year and can be extended by a recommendation from Planning Commission and approval by City Council, per Section 122-156 of the Subdivisions Ordinance.

The City adopted an Extensions Policy to ensure that all current City regulations are acknowledged and addressed and to be consistent in reviewing requests. Mr. Neeper, acting agent for MJC Somerset Pines, LLC, the new owner, has agreed to all applicable conditions of the Extensions Policy, including that there is no indebtedness to the City, taxes are current, and he acknowledges that the project must be brought into conformance with all current, new or amended City regulations (please refer to his attached letter dated June 13, 2013).

The applicant states that the reason for requesting an Extension is that they are very close to obtaining Engineering approvals, but they need a few more months. There have been no changes to any ordinance that establishes the standards for Preliminary Site Condominium Plan approval.

The Planning Commission unanimously recommended approval of the Extension at its July 16, 2013 meeting.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of an Extension of the Preliminary Site Condominium Plan for Somerset Pines Site Condominiums, City File No. 06-012.2 until July 16, 2014.

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

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