



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

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Legislative File No: 2006-0953

TO: Mayor and City Council Members

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

DATE: January 16, 2007

SUBJECT: Request for Sidewalk Waiver for one unit in Hickory Ridge Site Condominiums (City File No. 05-006)

REQUEST:

Approval of a Sidewalk Waiver for Unit 42 on Shortridge in the Hickory Ridge Site Condominium development located east of Livernois, south of Hazelton.

BACKGROUND:

The Planning Commission recommended approval of the Sidewalk Waiver at the recommendation of the Preliminary Site Condominium Plan on April 18, 2006. It was also recommended that it be a recordable document that ran with the property owner in the event a sidewalk was ever constructed on Shortridge. That condition has been addressed by amending Section 24 of the By-Laws, stating that the co-owner of unit 42 will be responsible for the expense of building a sidewalk should it be required by the City.

For the Council's consideration, there are no existing sidewalks on either side of Shortridge and it is not planned that Shortridge will be extended to Livernois. There are also identifiable conditions, which may present a hazard at the unconnected end of a sidewalk.

RECOMMENDATION:

The Planning Commission included consideration of a Sidewalk Waiver request as a condition of its recommendation of Preliminary Approval. Staff concurs with this recommendation.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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

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