
CITY OF ROCHESTER HILLS

planning

DATE: July 14, 2006

TO: Planning Commissioners

FROM: Ed Anzek, Director

RE: Grace Parc, File No. 04-011

Mr. Frank Mancini, representing Grace Street Development, has requested a one-year extension of Tentative Preliminary Plat approval for Grace Parc Subdivision. As noted in the attached minutes, 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 of the Preliminary Plat 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(e) of the Subdivision Control Ordinance. As you can see from the attached letter Mr. Mancini had requested an extension prior to the one-year time frame.

When staff reviewed the file it became apparent that revised plans reflecting the conditions requested by the Planning Commission and City Council at the time of their approvals had not been processed. Staff determined that the Tentative Preliminary Plat needed to be brought up to the level that included or addressed the conditions. Staff requested Mr. Mancini to revise his plans and submit. That has been done and that is what has taken the additional time from the date he submitted his letter requesting the extension.

As a second note, Mr. Mancini has been working with the Engineering Department over the past year to gain approval for the engineering construction documents.

There have been no changes to any ordinance that establishes the standards for Plat approval. Staff has no objections to the requested extension and recommends approval of the following motion.

Thank you.

MOTION by _____, seconded by _____, in the matter of City File No. 04-011 (Grace Parc Subdivision), the Planning Commission **recommends approval** of an Extension of Tentative Approval of Preliminary Plat until April 20, 2007 for Grace Parc Subdivision.