City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 207-0190 V2

TO: Mayor and City Council Members

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

DATE: March 21, 2007

SUBJECT: Request for Extension of the Preliminary Site Condominium Plan for The Commons South, City File No. 05-011, a 12-unit development located north of Shortridge, east of Livernois.

REQUEST:
Approval of an Extension of the Preliminary Site Condominium Plan until February 15, 2008 for The Commons South Site Condominiums, a 12-unit site condominium development located north off of Shortridge, east of Livernois.

BACKGROUND:
The Planning Commission recommended approval of the Preliminary Site Condominium Plan on January 10, 2006 and City Council approved it on February 15, 2008, subject to conditions. 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(3) of the Subdivisions Ordinance.

The applicant has been working steadily with Engineering Services, as stated in the attached letter dated January 17, 2007. There are issues that should be completed by the end of the month, which will enable the applicant to obtain Construction Plan approval, required prior to requesting Final Site Condominium Plan approval. There have been no changes to any ordinance that establishes the standards for Preliminary Site Condominium Plan approval.

At its March 20, 2007 meeting, the Planning Commission unanimously recommended approval of the Extension.

RECOMMENDATION:
Staff and the Planning Commission recommend approval of an Extension of the Preliminary Site Condominium Plan for The Commons South Site Condominiums, City File No. 05-011, until February 15, 2008.

RESOLUTION

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

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