



Planning and Economic Development
Ed Anzek, AICP, Director

From: Ed Anzek, Director
To: Planning Commission
Date: July 12, 2013
Re: Extension of the Preliminary Site Condo Plan for Somerset Pines
City File No. 06-012.2

The Somerset Pines development has been purchased by new owners, MJC Somerset Pines, LLC. As you may recall, this is a proposed 41-unit Site Condominium development, located on the north side of South Boulevard, west of Crooks. The new owner has authorized his representative, Stephen R. Neeper, Senior Project Manager of MJC Somerset Pines, LLC. to request a one-year Extension of the Preliminary Plan Approval, until July 16, 2014.

As acting agent, Mr. Neeper 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 the attached letter dated July 9, 2013).

The Planning Commission recommended approval of the Preliminary Plan on June 26, 2012 and City Council gave approval on July 16, 2012. The approval expires after one year, but an Extension can be granted by a recommendation from Planning Commission and approval by City Council, per Section 122-156 of the Subdivisions Ordinance, and upon receipt of an authorized request from the applicant.

The applicant states that the reason for the Extension is because they are very close to getting Engineering approvals and will be submitting the Final Plan soon. Because of this and also that the applicant is in compliance with the Extensions Policy, Staff recommends approval. The following motion is provided for consideration:

MOTION by _____, seconded by _____, in the matter of City File No. 06-012.2 (Somerset Pines Site Condominiums), the Planning Commission recommends that City Council approves an Extension of the Final Plan until July 16, 2014.