

**City of Rochester Hills
Department of Planning**

**STAFF REPORT TO THE PLANNING COMMISSION
June 29, 2004**

Country Club Village Phase II Final Site Condominium Plan	
APPLICANT	East Course Limited Partnership 40900 Woodward Ave., Suite 130 Bloomfield Hills, MI 48304
AGENT	Jon Weaver
LOCATION	South of Auburn Between Rochester and John R.
PARCEL NO.	15-35-203-001, 15-35-202-005, 15-35-476-002
FILE NO.	97-004.2
ZONING	R-3 Single Family Residential
STAFF	Derek L. Delacourt, Planner
REQUESTS	Phase II Final Site Condominium Plan Recommendation

SUMMARY

The applicant is proposing the development of a 256-unit single-family site condominium development utilizing the open space option, along with public roads, landscaping, a clubhouse and other site improvements on a 118.28-acre site. The proposed project received Preliminary Approval from City Council, for the entire development, on July 16, 2003 and Phase I Final Approval on October 1, 2003. Phase I encompassed the first 57 lots in the southwest section of the subject site, renovation of the clubhouse, construction of approximately half of the project's approved open space, and off site improvements required for Phase I. The applicant is requesting approval of Phase II of the development, which encompasses the remainder of the Development.

The project has received approvals or recommendation for approvals from the City's Engineering Services Division for Phase II Construction Plans, from the DEQ for stream impacts and restoration, and all other applicable city departments and reviewers. The proposed Phase II Final Site Plans were reviewed independently for conformance to all applicable City Ordinances and Standards including Open Space and Tree Conservation. Phase II conforms to all requirements. Also, at the time of Preliminary approval, the applicant was granted a Flood Plain Use Permit, Wetland Use Permit, approval of the Open Space Plan, and Natural Features Setback Modifications for the entire proposed development, all of which are still in good standing.

Specific action requested for consideration by the Planning Commission is recommendation of Phase II Final Site Condominium Plan approval.

PLAN REVIEW AND ISSUES

Construction Access

The Planning Commission and City Council conditioned the Phase I approval on all construction access for the development being gained from Nawakwa Road. Staff recommends that this access continue only until such time as Bendelow and Graham are realigned and permanent access is achieved from Auburn.

Site Plan

The Final Site Plan for Phase II is consistent with the Preliminary approval for the subject site. The applicant has received construction approval from the City's Engineering Services Division as well as all applicable permits for the Phase II development.

As part of the technical review for this project, all applicable City departments and consultants have reviewed the plans and supplemental documentation. All review comments are contained within the enclosed information. Since the reviewers have approved, recommended approval, recommended approval with conditions, or had no comments relative to the submittal, Staff recommends approval of the following motion relative to City File No. 97-004.2

THANK YOU

Reference: Final Site Condominium Plans (Sheets 1 – 18, 55, 56, 61, 62, 71 – 74, and D1 – D15), prepared by Midwestern Consulting (Sheets L1 – L8 and TL_1 – TL_5) prepared by Robert Leighton Assoc.

Attachments: Fire Department memo dated 06/17/04; Building Department memo dated 04/26/04; Assessing Department memo dated 05/3/04; McKenna Associates, Inc. letter dated 05/12/04; Public Services memo dated 06/2/04; Orchard, Hiltz & McCliment, Inc. letter dated 05/17/04; Applied Science & Technology, Inc. letter dated 06/21/04; Planning Department memo dated 06/14/04; Oakland County Drain Commissioner letter dated 04/22/04; PC Minutes dated 06/03/03 and 09/02/03; and City Council Minutes dated 07/16/03 and 10/01/03.

FINAL SITE CONDOMINIUM PLAN RECOMMENDATION

MOTION by _____, seconded by _____, in the matter of City File No. 97-004.2 (Country Club Village Phase II), the Planning Commission recommends City Council **Grant Approval** of the **Final Site Condominium Plan**, based on plans dated received by the Planning Department on June 10, 2004 with the following findings and subject to the following conditions:

FINDINGS:

1. The Phase II Final Plan is in compliance with the previously approved Preliminary Plan.
2. After conformance with the following conditions, the Final Plan will conform to all applicable City ordinances, standards, regulations, and requirements.

CONDITIONS:

1. That City Council Approves the Final Site Condominium Plan.
2. That the applicant receives a Land Improvement Permit form the City's Engineering Services Division prior to commencing any work.
3. Provision of a performance and maintenance guarantee in the amount of \$133,324.00 as adjusted if necessary by the City, to ensure the proper installation of replacement trees. Upon approval of the installation by the City's Landscape Architect, a maintenance guarantee equal to 25% shall be retained for a minimum of two years. Such guarantee to be provided by the applicant prior to issuance of a Land Improvement Permit.
4. That tree protection fencing is inspected and approved prior to issuance of a Land Improvement Permit.