

## **City Council Agenda Summary Sheet (Non Purchases)**

**Agenda No:** 2004-0539, Country Club Village Phase II Final Site Condominium Plan  
**Date:** July 12, 2004  
**Prepared By:** Derek L. Delacourt  
**City File No:** 97-004.2  
**Meeting Date:** July 21, 2004

---

### **PURPOSE:**

Review of Country Club Village Final Phase II Site Condominium Plans.

### **DISCUSSION:**

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 (199 lots) 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.

### **FISCAL INFORMATION:**

None

### **RECOMMENDATION:**

Staff and the City's Planning Commission recommend approval of the Final Phase II Site Condominium Plans

### **ATTACHMENTS:**

---

Department Authorization: Ed Anzek, Director of Planning and Development  
Reviewed by:

Fiscal: *Jean Farris*

Clerks: *Susan Koliba-Galeczka*

Approved by: *Pat Somerville*

**RESOLUTION**

**EXT AGENDA ITEM**

**RETURN TO AGENDA**