



Rochester Hills

Master Report

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File Number: 2004-0539

File Number: 2004-0539 **File Type:** Project **Status:** To Council
Version: 1 **Reference:** 97-004.2 **Controlling Body:** City Council
Requester: Planning/Development **Cost:** **Introduced:** 06/15/2004
File Name: Country Club Village - Phase II **Final Action:**

Title: Final Site Condominium Plan (City File No. 97-004.2) - Country Club Village Phase II Site Condominiums, the balance of the site to include 199 lots, located South of Auburn and East of Rochester Road, zoned R-3, One Family Residential, known as Parcel Nos. 15-35-203-001, 15-35-202-005 & 15-35-476-002, East Course Limited Partnership, applicant.

Notes: East Course Limited Partnership
40900 Woodward Ave. Suite 130
Bloomfield Hills, MI 48304
Mr. Jon Weaver
Mr. Dick Zanotti
(248) 540-

Code Sections: **Agenda Date:** 07/21/2004
Indexes: **Agenda Number:**
Sponsors: **Enactment Date:**
Attachments: Agenda Summary CCV Phase II.pdf, Map aerial.pdf, Report Staff 20040629.pdf, Minutes PC 20040629.pdf, Site Plans CCV II.pdf, PocketPark.pdf **Enactment Number:**

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	06/29/2004	Recommended for Approval				Pass
			Aye:	Hill, Rosen, Ruggiero, Boswell, Kaiser, Brnabic, Kaltsounis and Hardenburg			
			Abstain:	Hooper			

Text of Legislative File 2004-0539

..Title
Final Site Condominium Plan (City File No. 97-004.2) - Country Club Village Phase II Site Condominiums, the balance of the site to include 199 lots, located South of Auburn and East of Rochester Road, zoned R-3, One Family Residential, known as Parcel Nos. 15-35-203-001, 15-35-202-005 & 15-35-476-002, East Course Limited Partnership, applicant.

..Body

Resolved that the Rochester Hills City Council hereby approves the Final Plan for Country Club Village Phase II, City File No. 97-004.2, 199 lots in last phase of 256-lot development, located east of Rochester Road, south of Auburn, known as Parcel Nos. 15-35-203-001, 15-35-202-005, and 15-35-476-002, zoned R-3, Single Family Residential, based on plans dated received June 10, 2004 by the Planning Department with the following findings and subject to the following conditions.

FINDINGS:

The Phase II Final Plan is in compliance with the previously approved Preliminary Plan.

After conformance with the following conditions, the Final Plan will conform to all applicable City ordinances, standards, regulations, and requirements.

CONDITIONS:

That the applicant receives a Land Improvement Permit from the City's Engineering Services Division prior to commencing any work.

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.

That tree protection fencing is inspected and approved prior to issuance of a Land Improvement Permit.