



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

**1000 Rochester Hills Dr.
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Legislative File No: 2004-0646

TO: Mayor and City Council Members

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

DATE: April 25, 2005

SUBJECT: Clear Creek Subdivision No. 4, (City File No. 89-156.4) phase 4 of a subdivision in Section 2

REQUEST:

The request is for final plat approval of Clear Creek Subdivision No. 4, located north of Tienken and east of Sheldon Roads.

BACKGROUND:

Clear Creek Subdivision No. 4 consists of the final 52 lots and is the fourth phase of this development. The entire subdivision consists of 264 lots on 163.092 acres and is zoned R-1, One-Family Residential.

City Council originally granted Final Approval of the Preliminary Plat for Clear Creek Subdivision on July 2, 1997. This approval included two stub streets leading into the adjacent parcel. Following purchase of that property for construction of Stoney Creek High School, City Council granted Final Approval of a revised Preliminary Plat on September 23, 1998 and granted similar Final Approval of an Addendum to the Preliminary Plat on May 3, 2000 to eliminate both stub streets.

Subsequent actions by Council included approval of the Final Plat for Clear Creek Subdivision No. 1 on March 3, 1999, granting an Extension of Final Approval of the Preliminary Plat for the remaining three phases until September 23, 2002, granting Final Plat approval for Clear Creek Subdivision No. 2 on January 3, 2001, granting Final Plat approval for Clear Creek Subdivision No. 3 on September 4, 2002, granting an Extension of Final Approval of the Preliminary Plat for Subdivision No. 4 until September 23, 2004, and granting an Extension of Final Approval of the Preliminary Plat for Subdivision No. 4 until September 23, 2006.

As noted in the attached memorandum from Public Services dated March 28, 2005, it was noted during review of the final plat that the lot configuration and the location of Petoskey had had changed slightly from that of the approved preliminary plat. Based on discussion with the developer's engineer (and as noted in the attached MCS Associates letter dated February 21, 2005), it was concluded that the minor changes were made during the engineering design to better fit the topography of the land to the east.

Engineering construction plan approval was granted based on the slightly modified street and lot layout. The final plat reflects this layout as well. It should be noted that this minor modification does not impact the number of lots nor the street layout relative to providing a stub street to the east. The final plat is ready for your consideration.

FISCAL INFORMATION:

None.

RECOMMENDATION:

Staff recommends City Council approve the final plat for Clear Creek Subdivision No. 4 consisting of 52 lots.

ATTACHMENTS:

Aerial map
Public Services memorandum dated March 28, 2005
MCS Associates, Inc. letter dated February 21, 2005
Final plat

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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