Cohen answers development's critics

Developers are often wrongly sad-dled with a reputation for being land grabbers with little or no interest in maintaining a community's aesthet-

grabuers with matter of the meeters in maintaining a community's aesthetic values.

They would like nothing better, their critics argue, than to Ignor community regulations requiring the preservation of wetlands and woodlands, minimum lot sizes and setbacks, and zoning laws.

But few people realize that developers — especially the better ones — are placing greater restrictions on themselves than municipalities — are placing greater restrictions on themselves than municipalities require, and are taking a bigger hand in what builders can do on the property they develop.

Morman Cohen, president of Biltimore Properties in Troy, and a resident of Bioomfield Township, was robsen as the Builders Association of Southeastern Michigan Developer of the Year because of his service and achievements to land development. The has seen development evolve from the early grid-pattern flow for the carty grid-pattern flows from the carty grid-

to the extravagant, rolling subdivi-sions of today.

As a developer, Biltmore Proper-ties acquires and assembles land, subdivides it and plans communities, recavates and improves the lots with water, sewer or septic and in-frastructure, and then sells the indi-vidual lots to builders.

"What I do," Othen said, "is create real estate opportunities for com-

mercial industrial and office devel-opment."

BILTMORE PROPERTIES has developed an extensive list of suc-cess stories; including new develop-ments like Somerset Apartments and Wattles Point subdivision in Troy, Copperwood Creek in Fartm-ington Hills and Royal Point in West Bloomfield.

ington tibls and Royal Point in West Boomheld.

An attorney by trade, Cohen was be in-house counsel for Billmore Properties until 1880, which he and his partners bought the company. While at Billmore, Cohen has developed extensively in southeastern Michigan and Florida. But doing his job is a lot more complicated today then it was when he began in the trade. "Years ago, it took aix to nine months to subdivide and improve property — now it will take two to three years."

("Boul) what I'm concerned with is the escalation in government regulation and megrowth scrittment," he take the problems that need be of difficult and the property of the propert



LONG BEFORE communities began enacting restrictive ordinances designed to force developers and builders to make better subdivisions, the builders and developers had already miyed on their own, he said.

Curved streets, different elevations, different lot sizes, shapes and setbacks ~ "in many instances, it's the land developers who are making these improvements.

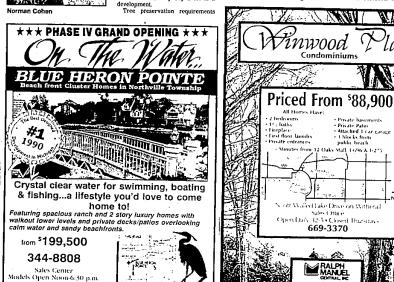
"Developers feel they can have a strong impact on developments," he said.

sald.

In recent years, land developers have taken additional steps, including developer-builder covenants. These covenants, Cohen explained, include various stipulations builders must follow if they buy a lot in a development.

above and beyond community requirements, builder approval of home sites within a lot, are britter and plan approval, side-entry garage requirements and amently approval ("you can't put a pool on this lot —its too small, if you wan to build a pool buy a different bot") are just some of the developer-builder covenants found today, "The developer feels it's his yob to create and protect value," he said. But the reasons we do it is because we care about what we do — It's as simple as that. The control of the property's value so the developer makes more when he sells the land, but there is also the satisfaction of seeing a first-

THE BUILDING industry has an education problem, Cohen said. "We have to make people aware they are should gluenselves in the foot." Persures may have desirable short-term and the said. "We have to the said with the said of the said of



PHASE II CLOSE OUT!

munities argue witt de-value the area.
"There are always isolated cases of abuse, but I can think of thousands of cases (in subdivisions built before the no-growth movement took hold) Champion Home Builders Co. INTRODUCTORY SPECIAL "THE DISCOVERY"
This 3 beforom, 2 bath sectional home teatures 226 drywall walls, sprayed drywall ceiling, cathedral throughout, fluted wood moldings & very plash carpet. \$23,900 Finance land and home with as low as 3% down & payments to 30 years CENTURY HOMES 313-744-0220



inwood

Oak Pointe Life



Tisiting Oak Pointe you are pleas-Visiting Oak rounce you and antly surprised by the convenience of it's location and immediately impressed by the secluded beauty and quality of lifestyle.

Two excellent golf courses, including the Arthur Hills designed championship Honors Course,

weave their way through pro-tected wetlands, mature trees and gently rolling hills.

Tennis Courts and paved paths for nearby logging or evening walks through secluded nature trails

ENJOY THE LIFESTYLE DREAMS ARE MADE OF!

Oak Pointe Condominum Company's

GLEN EAGLES CONDOMINIUMS

FROM \$170,000,00

THE FAIRWAYS CONDOMINÎUMS

FROM \$139,900 00

SINGLE FAMILY HOMESITES FROM \$45,000.00

Special Finance Terms for Limited Time Only

Models Open Dady Sales by ERA GRIFFITH REALTY (313) 227-2608

Equal Housing Opportunity

Boating from a private marina, a beach and community picture areas are available for the exclusive use of Oak Pointe residents

Cross Country Skiing. ice skating and downhilt. nearby Mt Brighton provide activities for the winter

formed Burroughs Farms recreation park into a carefully planned community of luxury condominiums and elegant single family homes

Oak Pointe Development has trans-

The Roadhouse at Oak Pointe



righton is the perfect place to enjoy Brigation is the periode place. Brighton is also the perfect place to enjoy a great meal in the comfortable surroundings of Oak Pointe's famous and historic Roadhouse Restaurant, Located only minutes west of downtown Brighton, the Roadhouse is open seven days a week.

Dinner Hours Mon -Thur. - 5:00pm to 10:00pm

Sunday -2 00pm to 9:00pm

for information and reservations.



Controlly Leaded new Controll Estated near the interbange of 1595 and US-23. Take 1595 West to Exit 1575 tion right on Spencer Road. It will become Main Street and then Brighton Road. Linich Horos, Mon.-Sat. - 11:30am to 5:00pm Fri.-Sat. = 5:00pm to 11:00pm Monday Briench = 11:00am to 2:00pm Call (313) 229-4800

LET US HELP PLAN YOUR HOLIDAY PARTIES



