



Department of Planning and Economic Development

Staff Report to the Planning Commission

October 13, 2021

Camden Crossing Condominiums

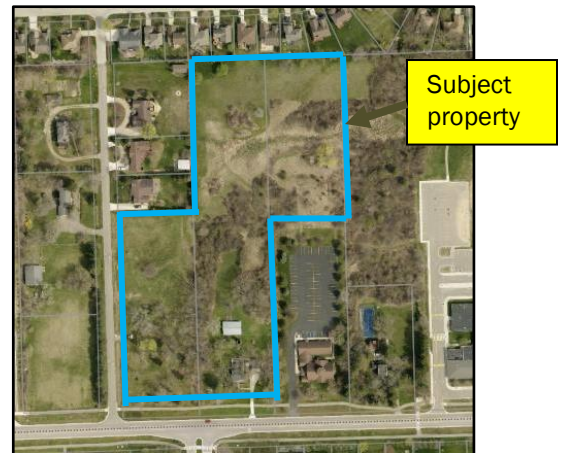
REQUESTS	Preliminary Site Condo Plan Recommendation
APPLICANT	Camden Crossing 14955 Technology Dr. Rochester Hills, MI 48315
LOCATION	472 W. Hamlin Rd., north side of Hamlin Rd., between Livernois and Rochester Rd.
FILE NO.	19-031
PARCEL NOS.	15-22-451-029, 15-22-451-002, and part of 15-22-451-022
ZONING	R-3 One Family Residential with MR Mixed Residential Overlay
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The applicant is proposing to construct a 26-unit detached single family condominium development on 9.36 acres located on the north side of Hamlin Rd., between Livernois and Rochester Rd. The site is zoned R-3 One Family Residential with the MR Mixed Family Overlay District and is surrounded by other single family developed properties, with the MR overlay district extending to the west and east. Additionally there is a church located to the south/east of the site and a school located to the east. The applicant is opting to develop under the MR overlay district provisions.

The condominium unit density will be 2.69 units per acre and the lots will be accessed via a new private road, Cardinal Lane. The site plan includes the northern 404 ft. of the adjoining church property on Hamlin, Parcel ID#15-22-451-022. Per the Assessing Department comments, the applicant must either apply for a land division, or the southern portion of this parcel could be treated as a balance parcel after receiving approval of the condominium plans and master deed and registering the master deed. There is no Tree Removal Permit required for this project since the plans were initially submitted for review prior to the adoption of the current tree preservation ordinance.

The plans require the Planning Commission to grant exceptions for development on the 9.36 acre property when 10 acres are required, and for 28 ft. interior rear setbacks when a minimum 35 ft. setback is required. Section 138-6.507 allows the Planning Commission to modify the dimensional requirements of the MR district if it determines that the additional standards are met as described below.



Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Planning Commission modifications required for parcel size and rear setbacks	Approval
Engineering	Comments to be handled at construction plan review	Approval
Fire	No comment	Approval
Building	Minor comments to be addressed at building plan review	Approval
Forestry	No trees can be removed until the Land Improvement Permit process has been initiated	Approval
Assessing	Land division is required for 15-22-451-022	Approval

Motion for Preliminary Site Condominium Plan Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. 19-031 Camden Crossing Condos, the Planning Commission **recommends approval of the Preliminary Site Condominium Plan**, based on plans dated received by the Planning Department on September 14, 2021, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from Hamlin Rd., thereby promoting safety and convenience of vehicular traffic both within the site and on the adjoining street.
3. Adequate utilities are available to the site.
4. The preliminary plan represents a reasonable street and lot layout and orientation.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
6. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Additionally, the modifications presented to the MR Mixed Residential Overlay District, including development on the 9.36 acre property when 10 acres are required, and for 28 ft. interior rear setbacks when a minimum 35 ft. setback is required, are acceptable based on the following findings:

1. The site plan and use will promote the intent and purpose of the ordinance.
2. The site has been designed and is proposed to be operated, maintained and managed so as to be compatible, harmonious and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.
3. The proposed development will be served adequately by essential public facilities and services, such as

highways, streets, police and fire protection, drainageways, refuse disposal or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.

4. The proposed development will not be detrimental, hazardous or disturbing to existing or future neighboring uses, persons, property or the public welfare.
5. The proposed development will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
2. Provide a landscape bond in the amount of \$181,093.20, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.

Reference: Plans dated received by the Planning Department September 14, 2021

Attachments: Plans, Response letter, Final As-Built for 15-22-451-022, Public hearing notice

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