



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2020-0444 V2

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Economic Development, ext. 2573

DATE: November 27, 2020

SUBJECT: Request for Final Approval of Cambridge Knoll Site Condominiums, a proposed 16-unit development on the north side of Avon Rd., east of Rochester Rd.

REQUEST:

Approval of the Final Site Condominium Plan for Cambridge Knoll Site Condominiums, a 16-unit detached residential development on 4.7 acres located on the north side of Avon Rd., east of Rochester Rd., zoned R-3 One Family Residential with an MR Mixed Residential Overlay. The site is being developed using the MR standards.

BACKGROUND:

The property, and all surrounding properties, are zoned and planned for residential dwelling units and developed with homes, except to the west, where the Korean Baptist Church is located. The access for the units will be off of Avon to an internal street with a T intersection that stubs at the east and west.

City Council approved the Preliminary Plan on September 14, 2020. As a recap, with input from the neighbors, rear yard setbacks were increased on the east side abutting the homes on Hadley. In addition, the setbacks on the north and west exceed the minimum. The applicants have worked with the City and the neighbors across Avon on a screening plan to block headlights from the proposed development. Please see the letter from Mr. Ralph Nunez outlining that proposal. More plantings were added at the end of the stub street Arsenal Ct., and a condition of approval was to replace some of the deciduous with evergreens, which has been done. Those trees will be planted 12 feet on center rather than 15. Additional plantings have been added to the 60-foot north setback area, and additional trees have been proposed to screen the neighbors on the east property line. Storm drainage will be detained onsite with a detention pond at the southeast end of the development. Sidewalks are planned; active open space is required with the MR Overlay and there will be a walking path loop in the development, a parkett with exercise equipment, benches, a pergola and rain gardens.

The Planning Commission unanimously recommended approval of the Final Site Condominium Plan on November 17, 2020 with the findings and conditions included in the attached Resolution. Please see the attached minutes from that discussion. The Master Deed and By-Laws will be required prior to final approval.

The various City departments have no issues with the Final Plan, which by ordinance must be, and is, consistent with the Preliminary Plan.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Final Site Condominium Plan for Cambridge Knoll Site Condominiums, a proposed 16-unit development on the north side of Avon Rd., east of Rochester Rd. (City File No. 19-033).

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney Yes N/A