



# Rochester Hills

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## Master

**File Number: 2021-0426**

**File ID:** 2021-0426

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 2021-0426

**Controlling Body:** City Council  
 Regular Meeting

**File Created Date :** 10/13/2021

**File Name:** 19-031 Camden Crossing PSCP

**Final Action:**

**Title label:** Request for Preliminary Site Condominium Plan Approval - Camden Crossing Site Condominiums, a proposed 25-unit, detached single family condominium development on 9.36 acres located on the north side of Hamlin Rd., between Livernois and Rochester Rd., zoned R-3 One Family Residential with MR Mixed Residential Overlay District, Camden Crossing, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 11152021 Agenda Summary.pdf, Staff report 101921.pdf, PC Minutes Excerpt draft 101921.pdf, EIS received 072319.pdf, Applicant response letter 082421.pdf, Assessing memo 012721.pdf, ASTI Letter 012821.pdf, WRC Letter 072619.pdf, Nunez Response Ltr 110321.pdf, Updated Landscape Plans 110321.pdf, Site Plans Pt 1 101921.pdf, Site Plans Pt 2 101921.pdf, Site Plans Pt 3 101921.pdf, Color Illustrative Site Plan.pdf, Elevation.pdf, PHN 101921.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

**Drafter:**

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/19/2021	Recommended for Approval	City Council Regular Meeting			Pass
<b>Action Text:</b> A motion was made by Hooper, seconded by Neubauer, that this matter be Recommended for Approval to the City Council Regular Meeting,. The motion carried by the following vote:							
Aye 7 Brnabic, Dettloff, Hooper, Bowyer, Weaver, Neubauer and Struzik							
Abstain 1 Gaber							
Excused 1 Kaltsounis							

**Text of Legislative File 2021-0426**

**Title**

Request for Preliminary Site Condominium Plan Approval - Camden Crossing Site Condominiums, a proposed 25-unit, detached single family condominium development on 9.36 acres located on the north side of Hamlin Rd., between Livernois and Rochester Rd., zoned R-3 One Family Residential with MR Mixed Residential Overlay District, Camden Crossing, Applicant

**Body**

**Resolved**, that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for Camden Crossing Site Condominiums, a proposed 25-unit, detached single family condominium development on 9.36 acres located on the north side of Hamlin Rd., between Livernois and Rochester Rd., zoned R-3 One Family Residential with MR Mixed Residential Overlay District, Parcel Nos. 15-22-451-029, 15-22-451-002 and part of 1-22-451-022 with the following findings and subject to the following conditions:

**Findings:**

- A. 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.
- B. 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.
- C. Adequate utilities are available to the site.
- D. The preliminary plan represents a reasonable street and lot layout and orientation.
- E. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
- F. 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:

- A. The site plan and use will promote the intent and purpose of the ordinance.
- B. 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.
- C. 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.
- D. The proposed development will not be detrimental, hazardous or disturbing to existing or future neighboring uses, persons, property or the public welfare.
- E. 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. Condominium Unit #7 is to be removed from the plans as discussed.
2. Additional landscaping in the form of trees and vegetation is to be provided, as reviewed by staff, to address the adjoining westerly neighbor's comments.
3. Applicant to address meeting comments and provide alternatives for the open space area of the development.
4. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
5. 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.