



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2021-0426 V2

TO: Mayor and City Council Members

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

DATE: November 5, 2021

SUBJECT: Request for Preliminary Site Condominium Plan Approval for Camden Crossing Condominiums, City File No. 19-031, Jim Polyzois/Camden Crossing, Applicant

REQUEST:

Approval of the Preliminary Site Condominium Plan for Camden Crossing Condominiums, a proposed 25-unit, detached single-family development on 9.36 acres 472 W. Hamlin Rd., 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 Residential Overlay District, and the applicant is opting to develop under the MR overlay district provisions.

BACKGROUND:

The site 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 condominium unit density will be 2.67 units per acre and the lots will be accessed via a new private road accessed from Hamlin, Cardinal Lane. The ordinance requires 5% or 20,386 sq. ft. of the gross area of the development to be provided as open space and 40,630 sq. ft. of active open space will be provided. The site plan includes the northern portion of the adjoining church property on Hamlin. 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 Planning Commission recommended approval of the Preliminary Site Condominium Plan with conditions in the attached Resolution on October 19, 2021. The Planning Commission's findings included approval of 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 setback between the two units nearest Hamlin Rd. when minimum a 35 ft. rear setback is required. At the meeting, several neighbors had comments about concerns with the development including traffic, density and removal of open space and trees, and wetlands. As a result of discussions at the meeting, the applicant agreed to remove one unit, thus reducing the density to 2.67 units per acre; to provide additional landscaping and trees to address the adjoining westerly neighbor's comments; and to address meeting comments and provide alternatives for the open space area of the development. To address the last issue regarding the open space comments the applicant has revised the northern walkway loop to loop around closer to the proposed units, in order to leave more open space undisturbed. An updated site layout to reflect the comments and conditions of the Planning Commission recommendation has been included with full engineering

plan updates to occur as part of the Final Site Condominium package should the Preliminary Site Condominium be approved. The minutes from the Planning Commission meeting are included.

The plans have received a recommendation of approval from all City departments subject to several conditions from Engineering, which will not impact the site layout and which may be handled during construction plan review and approval. Should the City Council approve the Preliminary Site Condominium Plan, the applicant would then proceed with preparing the Engineering Construction documents, submitting the Final Site Condo Plans and obtaining all outside agency approvals and permits. The Master Deed must be submitted for the Final Site Condo review. Once completed and approved, the matter will again be presented to the Planning Commission and City Council for Final approval.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Preliminary Site Condominium Plan for Camden Crossing Condominiums, City File No. 19-031, consisting of 25 units on 9.38 acres located on the north side of Hamlin Rd., between Livernois and Rochester Rd.

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

Contract Reviewed by City Attorney Yes N/A