



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2018-0173 V5

TO: Mayor and City Council Members

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

DATE: August 2, 2019

SUBJECT: Request for Final Approval of Cumberland Village Site Condominiums, a proposed 57-unit development on the east side of Livernois, south of Hamlin

REQUEST:

Approval of the Final Site Condominium Plan for Cumberland Village Site Condominiums, a 57-unit detached residential development on 23 acres located at the southeast corner of Hamlin and Livernois, zoned R-3 One Family Residential with an MR Mixed Residential Overlay.

BACKGROUND:

The property, and all surrounding properties, are zoned and planned for one-family residential dwellings. There are two drives off of Livernois; one is a boulevard to the internal streets and the other will be gated for emergency vehicles only. The Preliminary Site Condominium approval included a condition that a center left turn lane be provided on Livernois at the northern entrance, which was at that time full access. In lieu of that, and as recommended by City staff and the Planning Commission, the northern entrance will be gated for emergency vehicles only. The development is using lot size averaging and is in compliance with lot width and size. There will be internal sidewalks and a sidewalk along Livernois. The Master Deed and By-Laws have been approved by the City attorney.

The City Council approved the Preliminary Site Condominium Plan on June 4, 2018, after a unanimous recommendation of approval from the Planning Commission on May 15, 2018. The various City departments have no issues with the Final Plan, which is consistent with the Preliminary Plan. The Planning Commission postponed the request for Final Site Condominium Plan Recommendation at its May 21, 2019 and June 5, 2019 citing concerns with a single access subdivision and requesting additional information about the northern access. The applicant provided a response letter noting the reasons for the change to an emergency only access drive (please see attached letters from Lombardo Homes and a memo from Paul Shumejko, Engineering). The matter was heard again at the July 16, 2019 Planning Commission meeting. The matter passed six to one with the findings and conditions included in the attached Resolution. The design of the gate was approved, and the addition of stamped concrete was made a condition of approval. Please see the attached minutes for details of the meetings.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Final Site Condominium Plan for Cumberland Village Site Condominiums, a proposed 57-unit development on the east side of Livernois, south of Hamlin (City File No. 17-019).

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A

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