



## Department of Planning and Economic Development

Staff Report to the Planning Commission November 11, 2020

### Cambridge Knoll Site Condominiums

<b>REQUEST</b>	Final Site Condo Plan Recommendation
<b>APPLICANT</b>	Cambridge Knoll 14955 Technology Dr. Shelby Township, MI 48315
<b>LOCATION</b>	North side of Avon, east of Rochester Rd.
<b>FILE NO.</b>	19-033
<b>PARCEL NO.</b>	15-14-351-020 and -058
<b>ZONING</b>	R-3 One Family Residential with an MR Mixed Residential Overlay
<b>STAFF</b>	Kristen Kapelanski, AICP, Manager of Planning

### Summary

The applicant is proposing to construct a 16-unit, single-family site condominium development on 4.7 acres located on the north side of Avon Rd., east of Rochester Rd. The site is zoned R-3 with an MR Mixed Residential Overlay and is surrounded by single-family (some with MR Overlay) zoning developed with homes except to the west where the Korean Baptist Church is located. The lots will be accessed by an internal street off of Avon with a T intersection stubbed at the east and west. The applicant met with the neighbors about adding landscaping on their property across the street on Avon to block headlights and about the trees on the eastern property line. The applicant can discuss those details further at the meeting, and there is a letter from Mr. Ralph Nunez outlining the proposed plan for that. There will be internal sidewalks, and there is a sidewalk along Avon. The development is in compliance with all MR requirements except for the parcel size, which was modified by the Planning Commission at the Preliminary review. The development proposes a density of 3.39 units per acre; lower than the 3.45 units per acre permitted. The plans propose preserving open space, with a total of 17,027 s.f. (10, 280 s.f. required) with a crushed compact stone trail with an outdoor exercise area (called Parklette). There is a proposed detention pond in the southeast corner of the site.



The applicant appeared before the Planning Commission on August 18, 2020 and received a recommendation of the Preliminary Site Condominium Plan and approval of a Tree Removal Permit. City Council subsequently approved the Preliminary Site Condominium Plan on September 14, 2020. Please see the minutes from the Planning Commission meeting for details. At the PC meeting, Vice Chairman Hooper brought up discrepancies in the plans with regard to trees. Please see the attached letter from Mr. Nunez, addressing that.

Section 122-368 of the Code of Ordinances requires that approval of a final one-family detached site condominium plan shall include all the information required in the approved preliminary plan and shall also be based upon compliance with the applicable sections and regulations of the Land Division article of the Code of Ordinances, obtaining state and county agency approvals, including utilities, water supply, sewage disposal,

drainage, wetlands and roads, and submission of a Master Deed and Bylaws. The Final Plans are technically compliant, and staff therefore recommends that the Planning Commission grant a recommendation of approval to City Council, subject to conditions. A motion for consideration is below.

## Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	No outstanding items	Approval
Engineering	No outstanding comments	Approval
Fire	Minor comment	Approval
Building	Minor comments to be addressed at building plan review	Approval
Parks & NR	No outstanding comments	Approval
Assessing	No comment	Approval

## Final Site Condominium Plan Recommendation

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 19-033 (Cambridge Knoll Site Condominiums), the Planning Commission recommends that City Council **grants Approval** of the **Final Site Condominium Plan**, based on plans dated received by the Planning Department on October 9, 2020, with the following findings and subject to the following conditions.

### Findings

1. Upon compliance with the following conditions, the proposed condominium plan meets all applicable requirements of the zoning ordinance and one-family residential detached condominium.
2. Adequate utilities are available to properly serve the proposed development.
3. The final plan represents a reasonable and acceptable plan for developing the property.
4. The final plan is in conformance with the preliminary plan approved by City Council on September 14, 2020.

### Conditions

1. Engineering approval of all permits and agreements prior to issuance of a land improvement permit.
2. Inspection and approval of tree protection and silt fencing by the City prior to issuance of a land improvement permit.
3. Post a landscape and irrigation bond in an amount to be determined plus inspection fees, as adjusted as necessary by the City, prior to issuance of a land improvement permit.
4. Payment of an amount to be determined into the tree fund for trees that cannot be planted on site, prior to issuance of a land improvement permit.
5. Provide Master Deed with Exhibit B to the Department of Public Services/Engineering for review and

approval prior to the Engineering Department issuing Preliminary Acceptance of any site improvements.

6. Compliance with all outstanding staff review comments, prior to final approval by staff.

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Reference: Plans dated received by the Planning Department October 9, 2020

Attachments: Assessing Department memo dated 10/21/20; Building Department memo dated 11/4/20;  
DPS/Engineering memo dated 10/19/20; Planning Department Memo dated 11/4/20; Fire  
Department memo dated 2/27/19; Parks & NR memo dated 10/14/20; PC Minutes 8/18/20

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