



## Legislation Text

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**File #:** 2021-0426, **Version:** 4

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Request for Approval of the Final Site Condominium Plan - 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

**Resolved,** that the Rochester Hills City Council hereby approves the Final 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:**

1. Upon compliance with the following conditions, the proposed condominium plan meets all applicable requirements of the zoning ordinance and one-family residential detached condominiums.
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 November 15, 2021.

**Conditions:**

1. The following items must be addressed prior to issuance of a land improvement permit: submission of condominium documents including the Master Deed and Bylaws, to be reviewed by the City Attorney; Engineering approval of all permits and agreements; and inspection and approval of tree protection and silt fencing by the City.
2. The land improvement permit must be issued prior to any trees being removed onsite.
3. Provide a landscape bond in the amount of \$170,515.45, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.
4. Compliance with all outstanding staff review comments, if any, prior to final approval by staff.