



# Rochester Hills

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## Master

**File Number: 2021-0426**

**File ID:** 2021-0426

**Type:** Project

**Status:** To Council

**Version:** 4

**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 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

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 041122 Agenda Summary.pdf, Staff Report 030922.pdf, Reviewed plans Pt 1.pdf, Reviewed plans Pt 2.pdf, PC Minutes Excerpt draft 031522.pdf, Letter from applicant 022122.pdf, Minutes CC Excerpt 111521.pdf, 111521 Agenda Summary.pdf, PC Minutes Excerpt draft 101921.pdf, Staff Report 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, 111521 Resolution.pdf

**Enactment Number:** RES0260-2021

**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
2	City Council Regular Meeting	11/15/2021	Adopted by Resolution				Pass

3	Planning Commission	03/15/2022	Recommended for Approval	City Council Regular Meeting	Pass
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**Text of Legislative File 2021-0426**

Title

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

Body

**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.