



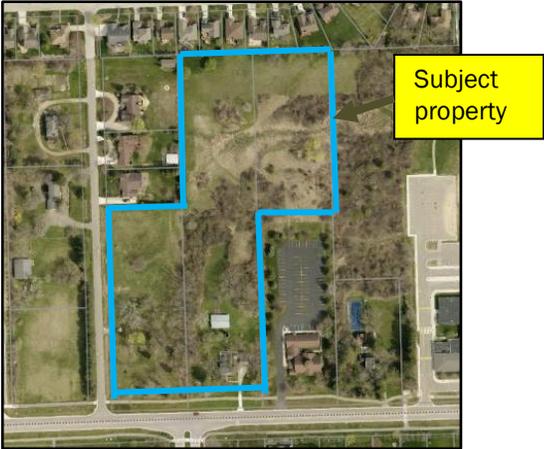
Camden Crossing Condominiums

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| REQUESTS | Final Site Condo Plan Recommendation |
| APPLICANT | Camden Crossing 14955 Technology Dr. Rochester Hills, MI 48315 |
| LOCATION | 472 W. Hamlin Rd., north side of Hamlin Rd., between Livernois and Rochester Rd. |
| FILE NO. | 19-031 |
| PARCEL NOS. | 15-22-451-029, 15-22-451-002, and part of 15-22-451-022 |
| ZONING | R-3 One Family Residential with MR Mixed Residential Overlay |
| STAFF | Kristen Kapelanski, AICP, Manager of Planning |

Summary

The applicant is proposing to construct a 25-unit detached single family condominium development on 9.36 acres 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 Family Overlay District and 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 applicant is opting to develop under the MR overlay district provisions.

The condominium unit density will be 2.67 units per acre and the lots will be accessed via a new private road, Cardinal Lane. The site plan includes the northern 404 ft. of the adjoining church property on Hamlin, Parcel ID#15-22-451-022. Per the Assessing Department comments, the applicant must either apply for a land division, or the southern portion of this parcel could be treated as a balance parcel after receiving approval of the condominium plans and master deed and registering the master deed. 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 proposed building elevations have been included for your review. Homes will be reviewed separately by the Building Department and must be designed to meet the intent of the City's Architectural Design Standards.

On October 19, 2021 the Planning Commission reviewed the preliminary site condo plan, and granted approval for modifications to the MR overlay district provisions, allowing the development on a 9.36 acre property when 10 acres are required, and 28 ft. interior rear setbacks when a minimum 35 ft. setback is required. At that meeting the Planning Commission also required the removal of Condominium #7; required additional landscaping to be installed to address the westerly neighbor's comments; and required the applicant to address meeting comments and provide alternatives for the open space area of the development, in addition to other

items.

At the November 15, 2021 City Council meeting, Council approved the 25 unit preliminary site condo plan as revised.

Subsequently the Final Site Condo Plan was submitted for departmental reviews. 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, and wetlands and roads. Condominium documents including the proposed Master Deed and Bylaws must be submitted, and reviewed and approved by the City Attorney as part of the construction review process. 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 | Approved with conditions. Applicant must submit Master Deed and Bylaws for review as part of the construction review process. | Approval |
| Engineering | Comments to be handled at construction plan review | Approval |
| Fire | Approved with conditions | Approval |
| Building | Approved with conditions | Approval |
| Forestry | No trees can be removed until the Land Improvement Permit process has been initiated | Approval |
| Assessing | Land division is required for 15-22-451-022 | Approval |

Motion for Final Site Condominium Plan Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. 19-031 Camden Crossing Condos, 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 February 18, 2022, 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.

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| Reference: | Plans dated received by the Planning Department February 18, 2022 |
| Attachments: | Plans, Response letter, Public hearing notice, PC Minutes dated 10/19/21, City Council Minutes dated 11/15/21 |
