



Rochester Hills

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Master

File Number: 2024-0604

File ID: 2024-0604

Type: Project

Status: To Council

Version: 2

Reference: 2024-0604

Controlling Body: Planning Commission

File Created Date : 11/27/2024

File Name: Cambridge Knoll prelim condo request

Final Action:

Title label: Request for Preliminary One Family Residential Detached Condominium Approval for the Cambridge Knoll Condominium development, a proposed development of sixteen (16) detached single family residences on approximately 4.7 acres of land located at 165 and 185 E. Avon Rd., located on the north side of Avon Rd. and east of Rochester Rd., zoned R-3 One Family Residential with the MR Mixed Residential Overlay; Mark Gesuale, Wolverine Building Company, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Draft PC Minutes 121024.pdf, Staff Report 121024.pdf, Reviewed plans.pdf, PEA letter 102824.pdf, Nunez Design letter 102824.pdf, Environmental Impact Statement.pdf, Development application.pdf, Streets review 112524.pdf, WRC letter 071224.pdf, Public comment received 121024.pdf, Public meeting notice.pdf, CC Minutes 091420.pdf, PC Minutes 081820.pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	12/10/2024	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2024-0604

Title

Request for Preliminary One Family Residential Detached Condominium Approval for the Cambridge Knoll Condominium development, a proposed development of sixteen (16) detached single family residences on approximately 4.7 acres of land located at 165 and 185 E. Avon Rd., located on the north side of Avon Rd. and east of Rochester Rd., zoned R-3 One Family Residential with the MR Mixed Residential Overlay; Mark Gesuale, Wolverine Building Company, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Preliminary One Family Residential Detached Condominium Plan, based on plans dated received by the Planning Department on November 4, 2024, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that the proposed development will promote the intent and purpose of the ordinance, as well as other City Ordinances, standards, and requirements; and those requirements can be met with the exception of the acceptable modifications shown below and subject to the conditions listed below.
2. The site plan and supporting documents demonstrate that the proposed development will be designed, constructed, operated, maintained and managed so as to be compatible, harmonious and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use, and the community as a whole. The proposed project will be accessed from Avon Road, thereby promoting safety and convenience of vehicular traffic both within the site and on adjacent roadways. The preliminary plan represents a reasonable street, building and lot layout and orientation.
3. The development will be served adequately by essential public facilities and services, such as major roadways, streets, police and fire protection, drainageways, refuse disposal, and utilities.
4. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or the public welfare.
5. The proposed development will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
6. The proposed improvements should have a satisfactory and harmonious relationship with the development onsite as well as existing development in the adjacent vicinity and act as a transitional use from the nonresidential development to the west and the residential development to the east.
7. The proposed modification to the landscape buffer required along the eastern property line has been found acceptable since the number of evergreen trees proposed, which are in excess of the ordinance requirements, exceeds the number of deciduous trees that are deficient and the resultant effective screening will be greater than the Zoning Ordinance requirements.
8. The proposed reduction in the required amount of land area to utilize the MR Mixed Residential Overlay District has been found acceptable due to the limited number of units and overall consistency of land use to the east and the presence of nonresidential uses to the west, which allows the MR Mixed Residential Overlay District to be utilized as a logical transition of land uses.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, including the Fire Department Streets review, prior to final detached condominium approval.
2. Provide a landscape bond in the amount of \$92,738, plus the cost of inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.