



Rochester Hills

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Master

File Number: 2025-0502

File ID: 2025-0502

Type: Project

Status: To Council

Version: 2

Reference: 2025-0502

Controlling Body: Planning
Commission

File Created Date : 11/18/2025

File Name: Camden Crossing prelim condo

Final Action:

Title label: Request for Preliminary Site Condominium Approval for Camden Crossing condominiums, a proposed development of 25 detached single family residences on approximately 9.36 acres of land, located at 430 W. Hamlin Rd. and Parcel No. 15-22-451-029, on the north side of Hamlin between Livernois and Rochester, zoned R-3 One Family Residential with the MR Mixed Residential Overlay; Jim Polyzois, Sare Inc., Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 011226 Agenda Summary.pdf, Staff Report 120325.pdf, Reviewed Plans Pt. 1.pdf, Reviewed Plans Pt. 2 and ASTI letter 110325.pdf, Atwell Letter 102325.pdf, PEA Letter 091925.pdf, PEA Letter Test Pit Observation 050521.pdf, Environmental Impact Statement.pdf, Development Application.pdf, WRC Letter 041625.pdf, Streets Review 093025.pdf, Draft PC Minutes 120925.pdf, Public Comment - City Council.pdf, Public Comment - Planning Commission.pdf, Public Hearing Notice.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	12/09/2025	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2025-0502

Title

Request for Preliminary Site Condominium Approval for Camden Crossing condominiums, a proposed development of 25 detached single family residences on approximately 9.36 acres of land, located at 430 W. Hamlin Rd. and Parcel No. 15-22-451-029, on the north side of Hamlin between Livernois and Rochester, zoned R-3 One Family Residential with the MR Mixed Residential Overlay; Jim Polyzois, Sare Inc., Applicant

Body

Resolved, that the Rochester Hills City Council hereby Approves the Camden Crossing Preliminary Site Condominium Plan, based on plans received by the Planning Department on October 30, 2025, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from W. Hamlin Road, thereby promoting safety and convenience of vehicular traffic both within the site and on the adjoining street.
3. Adequate utilities are available to the site.
4. The preliminary plan represents a reasonable street and lot layout and orientation.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
6. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
7. The requested modification for the reduction for the overall minimum land area required to utilize the MR Mixed Residential Overlay District is warranted since the site is approximately 9.5 acres and the site layout otherwise meets all City requirements.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final site condominium site plan approval.
2. Provide a landscape bond in the amount of \$169,717.40, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.
3. Construction vehicle traffic shall primarily utilize Cardinal Lane as much as possible to limit construction traffic on the surrounding streets, particularly Crestline.
4. Applicant is to meet with the residents of 1835 Crestline, with respect to planting trees to provide buffering to their property.
5. The road shall be constructed of poured concrete.