



Department of Planning and Economic Development

Staff Report to the Planning Commission

December 3, 2025

Camden Crossing One Family Detached Site Condominiums

REQUESTS	Preliminary Site Condominium Plan Recommendation Tree Removal Permit Wetland Use Permit Recommendation Natural Features Setback Modification
APPLICANT	Jim Polyzois, Sare Inc. 14955 Technology Dr. Shelby Twp., MI 48315
LOCATION	430 W. Hamlin Rd., located on the north side of Hamlin between Livernois and Rochester
FILE NO.	PSC2025-0001, PTP2025-0012, PWEP2025-0004, and PNFSM2025-0004
PARCEL NOS.	Parcel Nos. 15-22-451-029 and 15-22-451-038
ZONING	R-3 One Family Residential with the MR Mixed Residential Overlay
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant is proposing to develop a 25-unit detached single family condominium development on 9.36 acres located on north side of Hamlin between Livernois and Rochester. The site is zoned R-3 One Family Residential with the MR Mixed Residential Overlay and abuts single family residential to the north, Hamlin Elementary and St. Mark Orthodox Christian Church to the east, Hamlin Road to the south and Crestline Street and single family residential to the west. It should be noted that the applicant was previously granted final site condominium and the other associated requests for this project in 2022, however construction did not begin prior to the approval lapsing due to inactivity and therefore the applicant is required to seek new approvals.

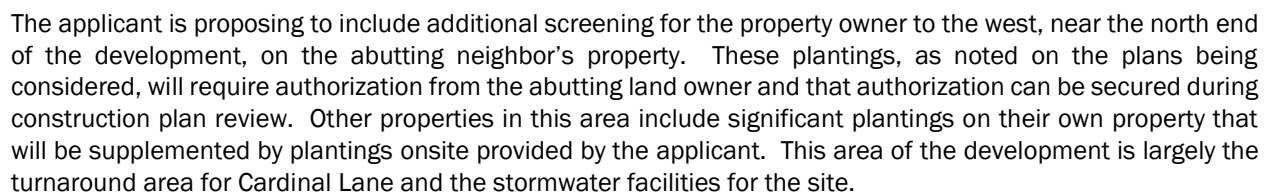
The applicant is proposing to utilize the City's Mixed Residential Overlay District to develop a total of twenty-five (25) single family homes. The development is proposed as a true condominium and therefore does not have any lots/units, but rather all those areas outside of the residential building footprints will be general common element. Elevations submitted show that several elevations may be possible for the proposed development. These elevations are primarily decorative brick and stone with the potential of some minor areas of siding. The floor plans provided show floor plans of approximately 1,900-2,200 square feet, and three (3) to four (4) bedrooms (including flex room). Based on information provided in the revised EIS, the anticipated home prices, as of today, would be in the mid \$500's.



As noted, the proposed plans include a total of twenty-five (25) single family homes that will be primarily serviced by Cardinal Lane which is proposed to be a private road. Six (6) of the twenty-five (25) units will be accessed directly by Crestline Street which is an existing public road to the west side of the site. Cardinal Lane will include sidewalks on both sides of the road, accessing the pathway along Hamlin. Crosswalks will be provided between units 8-9 as well as near the end of the roadway. An approved "T" turn will be used at the terminus of Cardinal Lane.



As a part of the site plan design the applicant indicates a total of 40,630 square feet of active open space area is being provided as a part of the development. This is approximately 2 times the amount of open space required by ordinance. The active open space area will include a pathway system that traverses the western portion of the site. The pathway will connect the internal road system (Cardinal Lane) with Crestline Street to the west. The pathway will also provide access to a pergola gathering structure located towards the north end of the site. Along the pathway system the applicant is proposing exercise amenities, bird houses, bat houses, dog stations, etc. The area surrounding the pergola will be planted as a pollinator garden.



Review Process

The site condominium development process includes a number of reviews at Administrative, Planning Commission and City Council levels. The Preliminary Site Condominium review process requires review and approval by the Planning Commission and City Council. After Preliminary Site Condominium review full engineering and construction plans are reviewed administratively. Once achieved, Final Site Condominium review also requires Planning Commission and City Council review and approval.

It is noted that this development (in essentially the same format) was previously granted final site condominium approval in March of 2022. However, the site plan approval lapsed and therefore new approvals must be sought prior the project moving forward.

MR Mixed Residential Option - Modification

As noted previously, the site is approximately 9.6 acres in size. The MR Mixed Residential District, which is an overlay to the existing R-3 One Family Residential District, requires a total of ten (10) acres to be utilized unless modified by the Planning Commission subject to the following standard which includes the City's conditional use standards for review. Based on staff review, it appears that all other ordinance requirements have been met or can be met should the development be granted preliminary approval, including the remainder of the required MR Mixed Residential District standards. Therefore, staff does not object to the modification of the minimum acreage requirement given the plan meets all other applicable standards, appears to be serviced adequately by public services, and would not otherwise be detrimental to the surrounding community.

SECTION 138-6.507 - Modification of Standards

The Planning Commission may modify the dimensional requirements of this [Article 6](#), Chapter 5 if it finds that another standard would be more reasonable due to existing site or neighborhood conditions, or because the site cannot physically comply with one or more of the requirements listed herein. In making a determination that a modification is warranted, the Planning Commission shall review the proposed development against the standards for approving a conditional use listed in [Section 138-2.302](#).

Tree Removal Permit

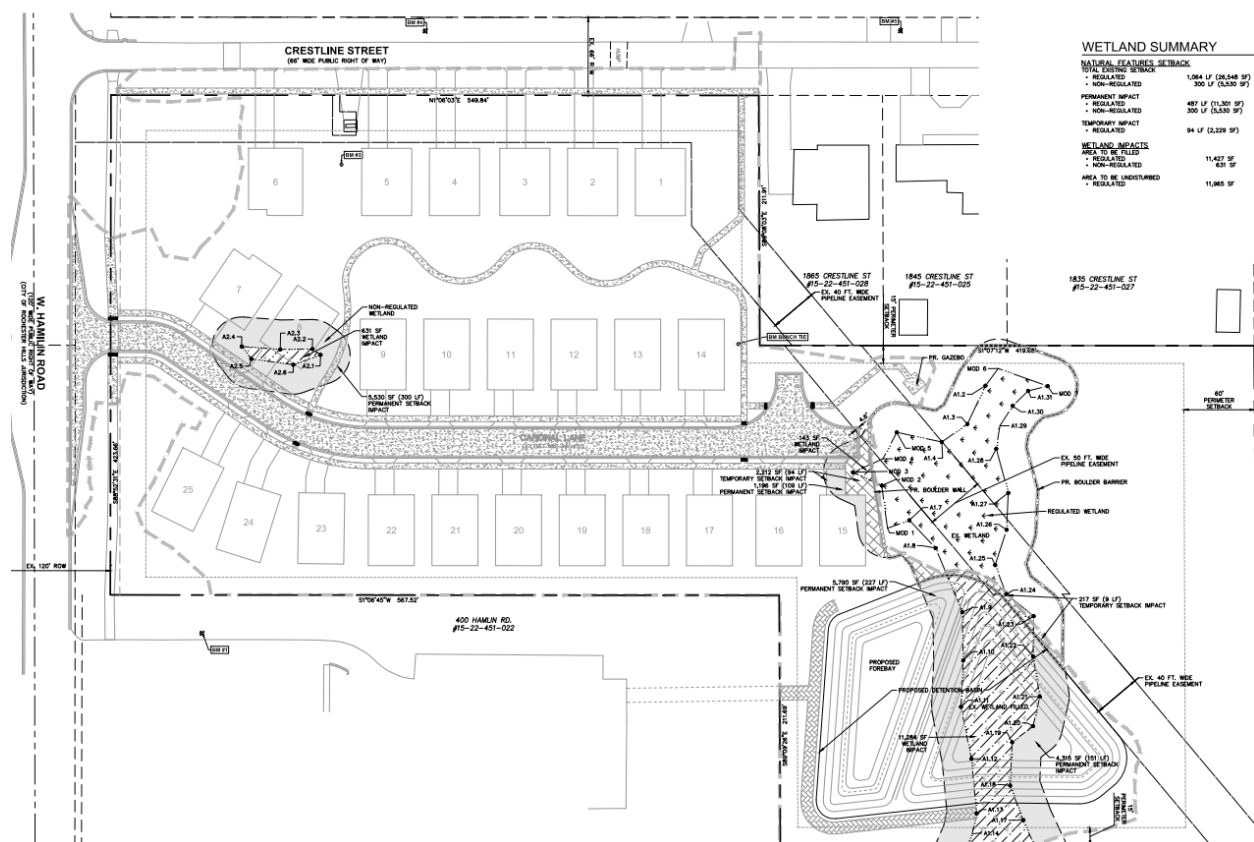
The applicant has provided a tree survey that indicates a total of 192 trees onsite. Of those trees, a total 54 were diseased or dead. Another 6 were actually located offsite. Therefore, 132 regulated trees were located onsite. Of those, a total of 36 trees were located within defined building envelopes. Of the remaining 96 qualified regulated trees, a total of 39 are proposed to be saved during development (thirty (30) regulated trees and nine (9) specimen trees). Based on the total sixty-six (66) regulated trees and twenty-seven (27) specimen trees to be removed and the nine (9) tree credits for specimen tree preservation, a total of 245 replacement trees are required to be provided. The applicant is proposing to pay these trees into the City's Tree Fund. The Planning Commission may wish to discuss with the applicant whether additional trees can be planted onsite, within the buffer areas or near the north end of the site to increase the overall future tree canopy for the development area.

Wetland Use Permit

The City's wetland consultant, ASTI, verified the wetland boundaries onsite on April 11, 2025. One City regulated wetland was found in the northern portion of the site. The wetland located onsite is an emergent wetland and its quality, as determined by ASTI, is of low ecological quality due to its small size, high percentage of non-native vegetation and location with a highly urbanized area, but does provide some stormwater detainment and filtration and therefore should be considered to be a medium/low quality natural resource to the city.

ASTI's recommendation is that the proposed impacts be permitted as they are either exempt from regulation or for those that are regulated, the impacts are to a very minimal area of the wetland that is already degraded.

It is noted that the applicant is proposing to delineate the Natural Features Setback area from the remainder of the site by the placement of boulders in a linear fashion, in order to provide a visual buffer for residents, workers, etc. This is satisfactory to ASTI and is generally consistent with past preference of the Planning Commission.



Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	<ul style="list-style-type: none"> Planning Commission modification for site area per the MR requirements requested Authorization for offsite planting during construction drawings 	Approval
Engineering	<ul style="list-style-type: none"> Comments noted on site plan to be handled at construction plan review Crosswalk marking on pathway along Hamlin Appropriate curb design being provided Grading plans showing appropriate ADA grades Proper pathway cross section 	Approval
Fire	<ul style="list-style-type: none"> Proper orientation of fire hydrant at Cardinal 	Approval
Building		Approval
Forestry		Approval
Assessing		Approval

Motion for Preliminary Site Condominium Plan Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. PSC2025-0001 Camden Crossing, the Planning Commission **recommends** to the City Council **Approval** of the **Preliminary Site Condominium Plan**, based on plans dated received by the Planning Department on October 30, 2025, with the following findings and subject to the following conditions.

Findings

- 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.
- 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.
- Adequate utilities are available to the site.
- The preliminary plan represents a reasonable street and lot layout and orientation.
- The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
- 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.
- 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

- Address all applicable comments from other City departments and outside agency review letters, prior to final site condominium site plan approval.
- 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.

Motion to Approve a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of File No. PSC2025-0001 (Camden Crossing) the Planning Commission **grants a Tree Removal Permit (PTP2025-0012)**, 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 proposed removal and replacement of regulated trees is in conformance with the City's Tree Conservation Ordinance.
2. The applicant is proposing to remove 66 regulated trees and 27 specimen trees.
3. Based on the number of preserved trees onsite, the number and type of trees being removed, the applicant is required to provide a total of 245 tree credits as a part of the overall development.
4. Overall, the applicant is planting 73 shade trees, 88 evergreen trees, plus 59 ornamental trees onsite as a part of the overall landscape plan.

Conditions

1. Tree protective fencing, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.
2. Provide payment, equal to the current required fee for replacement trees, along with any additional fees associated with such, into the City's Tree Fund for the remaining 245 replacement trees identified on the site plan (**unless modified by the Planning Commission to require additional plantings onsite**).

Motion to Approve Natural Features Modification

MOTION by _____, seconded by _____, in the matter of City File No. PNFSM2025-0004 (Camden Crossing), the Planning Commission **grants a natural features setback modification** for 487 linear feet of Natural Features Setback (or a total of 11,301 square feet) of permanent impacts to the natural features setback area from the wetlands identified on the site plans to construct the proposed private road, to provide the building area for the single family residential units, and associated development infrastructure, based on plans received by the Planning Department on October 30, 2025, with the following findings and conditions:

Findings

1. The impact to the Natural Features Setback area is necessary for construction activities related to the proposed development, and the applicant has minimized the impacts to the natural features and associated natural features setbacks. Further 378 linear feet of the impact is for stormwater purposes which are exempt from ordinance regulation and the applicant has provided for the future protection of the natural features setback by providing a boulder "wall" to define the area for future residents, workers, etc.
2. ASTI has reviewed the subject plans and proposed impacts to the natural features setbacks associated with the delineated City regulated wetland along with the proposed mitigation efforts to help reduce the impacts to those natural features and has indicated that the plans as proposed are satisfactory.
3. ASTI has indicated that the existing natural features setback areas are not of a medium or high quality in their current condition and therefore only provide minimal benefit currently.

Conditions

1. Work to be conducted using best management practices to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted.
2. Site must be graded with onsite soils and seeded with City approved seed mix.
3. Those areas identified as "Temporary Impacts" must be restored to original grade with original soils or equivalent soils and seeded with a City approved seed mix where possible, and the applicant must implement best management practices as detailed in the ASTI review letter dated November 3, 2025 prior to final approval by staff.

Motion to Recommend a Wetland Use Permit

MOTION by _____, seconded by _____, in the matter of City File PWEP2025-0004 (Camden Crossing) the Planning Commission **recommends to City Council** approval of a **Wetland Use Permit** to permanently impact approximately 11,427 square feet of wetlands to construct the private road, building areas for single family units, and associated development infrastructure 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 wetland located onsite is an emergent wetland and its quality, as determined by ASTI, is of low ecological quality due to its small size, high percentage of non-native vegetation and location with a highly urbanized area, but does provide some stormwater detainment and filtration and is considered to be a medium/low quality natural resource to the city
2. ASTI has reviewed the subject plans and proposed impacts to the city regulated wetland along with the proposed mitigation efforts to help reduce the impacts to those wetlands and has indicated that the plans as proposed are satisfactory.
3. The majority of the proposed wetland impacts, 11,284 square feet, are a result of the construction of a stormwater facility for the site and are therefore exempt from regulation.
4. Only 143 square feet of actual wetland impact is regulated by City Ordinance and given the limited amount of impact and the current medium/low quality designation of the wetland, it has been recommended by the City's environmental consultant to allow the proposed impact.

Conditions

1. City Council approval of the Wetland Use Permit.
2. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
3. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible, and the applicant must implement best management practices, prior to final approval by staff.
4. The applicant shall abide by all conditions and recommendations as outlined in ASTI's review letter of November 3, 2025.