



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2024-0604 V2

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: December 23, 2024

SUBJECT: Request for Preliminary Condominium Plan Approval for Cambridge Knoll Condominiums, PSC2024-0002, Mark Gesuale, Applicant

REQUEST:

Approval of the Preliminary Condominium Plan for Cambridge Knoll Condominium, a 16-unit, one-family detached condominium development on approximately 5 acres of land, located on the north side of Avon Road, east of Rochester Road. The site is zoned R-3 One Family Residential with the MR – Mixed Residential Overlay District.

BACKGROUND:

The development consists of 16 one family detached condominium units, developed pursuant to the City's Mixed Residential Overlay District. The development would include private roads (Cardiff Court, Arsenal Court, and Brighton Court, that extend north from Avon Road), appropriate stormwater facilities, and landscaping along with an expanded pathway system that also offers a total of seven (7) exercise stations. The development was previously approved by the Planning Commission and City Council, ultimately at the December 2020 City Council meeting. The development also received the vast majority of its permits. However, the applicants did not commence construction prior to the site plan expiration and therefore the original approvals became null and void. The proposed plans are substantially the same as those that were previously approved.

The 16-unit development is consistent with the MR – Mixed Residential Overlay District with the exception of the minimum acreage necessary to qualify the parcel. The ordinance allows the Planning Commission to modify the dimensional standards of the ordinance 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 in the ordinance. In making their determination that a modification was warranted, the Planning Commission was required to review the proposed development against the standards for approving a conditional use and ultimately found that the requested modification to the minimum parcel area (10 acres) was warranted.

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 footprint will be general common element. Preliminary elevations submitted show that several elevations may be possible, which consist primarily of decorative brick and stone with the potential of some minor areas of siding. The floor plans provided show a floor plan of approximately 1,900-2,000 square feet, up to three (3) bedrooms and based on information provided in the application materials, the anticipated home prices, as of today would be in the mid \$500's.

The Planning Commission recommended approval of the Preliminary Condominium Plan (site plan) with conditions in the attached Resolution and approved the Tree Removal Permit requested at their meeting of December 10, 2024. As a part of the Planning Commission review, the neighbor to the south (across Avon Road) contacted the Planning Department (did not attend the meeting) to discuss the alignment of the road relative to their lot. The alignment remains the same as the plans previously approved. The developer has shown on the site plan additional landscaping that is intended to be planted on the resident's property to help mitigate any light trespass that may occur from car lights leaving the proposed development. The minutes from the meeting are included in the agenda packet.

Should the City Council approve the Preliminary Condominium Plan, the applicant would then proceed with preparing the Engineering Construction documents, submitting the Final Condominium Plans and obtaining all outside agency approvals and permits. The Master Deed and Exhibit B drawings, due with Final Site Condominium review, will need to be formally submitted. Once completed and approved, the matter will again be presented to the Planning Commission and City Council for Final approval.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Preliminary Condominium Plan for Cambridge Knoll Condominium, City File PSC2024-0002, consisting of 16 single family residential units on approximately 5 acres located on the north side of Avon Road, east of Rochester Road.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A