

Whereas, at its September 14, 2020 meeting City Council held said Public Hearing and heard comments on the Proposed Budget Plan and Millage Rates.

Now, Therefore, Be It Resolved, the City Council hereby adopts the following tax rates in accordance with Chapter IV, Taxation, specifically Section 4.1, Power to Tax and Secure Revenue, and Section 4.2, Charter Tax Rate & Special Voted Millage(s) Limitation, to be levied in December 2020 to provide the tax revenues included in the Proposed Fiscal Year 2021 Budget.

PLANNING AND ECONOMIC DEVELOPMENT

2020-0230 Request for Preliminary Site Condominium Plan Approval - Cambridge Knoll, a proposed 16-unit site condo development on 4.72 acres located on the north side of Avon, east of Rochester Rd., zoned R-3, One Family Residential with an MR Mixed Residential Overlay, Parcel Nos. 15-14-351-020 and -058, Cambridge Knoll, Applicant

Attachments: 09142020 Agenda Summary.pdf
Staff Report 08182020.pdf
Review Comments PC.pdf
EIS.pdf
Neighbor Letter 06022020.pdf
Email Polyzois w-neighbors 06092020.pdf
Email Ludwig 06012020.pdf
Email Glaser 06082020.pdf
Email in support 07282020.pdf
Letter Pugliesi 08062020.pdf
Email Luca 08182020.pdf
Letter Ralston 08182020.pdf
Site Plans Pt 1.pdf
Site Plans Pt 2.pdf
Site Plans Pt 3.pdf
Landscape Plan.pdf
Floor Plans and Elevations.pdf
Revised MR Aerial Overlay Plan.pdf
Cambridge Knoll Site Area 4.pdf
Adjacent area comparison.pdf
Minutes PC 08182020.pdf
Resolution (Draft).pdf

Kristen Kapelanski, Planning Manager, presented the request for Preliminary Site Condominium Plan Approval for Cambridge Knoll. She stated the applicant is proposing a development of a 16-unit site condo located on the north side of Avon Road and east of Rochester Road and would be developed using the MR Mixed Residential Overlay. She explained that the MR Mixed Residential Overlay allows for flexibility in the design to allow for the protection of natural features in the creation of site amenities for active open space. She pointed out that a larger than required buffer has been provided adjacent to the single-family homes to the east, and on the opposite side is an active outdoor walking path that has been provided

to the west. The applicant is requesting approval of the Preliminary Site Condominium Plan including a modification of the minimal parcel size. She stated the site was subject to the previous Tree Conservation Ordinance and the applicant has met the minimum required tree preservation percentage in that Ordinance.

She explained that the Planning Commission did recommend an approval of the preliminary of the site condo and approved the tree removal permit at the previous meeting subject to several conditions, all of which can be addressed on the Final Site Condominium Plan. The applicant has been working on plan modifications to address those conditions as well. She stated that all staff reviews are recommending approval of the previously noted items.

Ms. Kapelanski introduced Mark Gesuale and Jim Polyzois with Cambridge Knoll, and Ralph Nunez of Nunez Design.

Council Discussion

Mr. Nunez, Landscape Architect, stated they have met with the Planning Commission who had several findings and conditions of which have been met. He mentioned that they have also visited with neighbors as requested.

President Deel acknowledged that he owns property that is adjoining to the site and expressed his appreciation to them for speaking with the neighboring residents and taking active measures to address their concerns with the project.

Ms. Mungoli thanked them for talking to residents and making sure they will get privacy screening from the vehicle headlights coming out the subdivision. She questioned if there has been consideration in requiring a left turn lane for people traveling east bound off Avon or for traffic exiting the condominium complex turning onto Avon.

Mr. Gesuale stated they were working with the City to ensure a good traffic flow east bound; whether it is a left turn lane or a deep cell lane.

Ms. Mungoli stated that on the north side of the road, going in and out of the complex they could install deceleration or acceleration lanes. She stressed her concern for the safety of people traveling and turning left into the subdivision with no left turn lane. She noted at this time there is much less traffic due to people working from home, but that will change as people begin to go back to work.

Ms. Kapelanski stated that the request is for Council to approve the Preliminary Site Condominium Plan and they will continue to look at some more detail-oriented refinements as the process goes into the Final Site Condominium. She stated she will make sure that the traffic reviewers are aware of Council's concerns. She explained that they have reviewed this Plan and feel confident in the geometrics proposed, but they will certainly take a second look.

Ms. Mungoli stated that the metrics may not show normal traffic volumes today, as it is not a true indication of what traffic will be like in that area when people return to their offices. She requested that they take into consideration some historical data that may exist from the area.

Mr. Walker thanked the applicants for choosing the City of Rochester Hills. He referred to the renderings in the packet, as esthetically appealing single-story ranch-style homes and questioned what the starting price point will be.

Mr. Polyzois stated the ranch-style units includes a two-car garage and provide a living space of approximately 1,800 square feet. He indicated that the market will dictate the price point, but he feels confident they will sell in the \$450,000.00 price range.

Mr. Hetrick stated the preliminary plans look well done, which is to be expected as they have done business in Rochester Hills in the past and a reputation as good builders.

Vice President Bowyer concurred with the concern expressed with people traveling eastbound on Avon Road. She pointed out that they will stop and block traffic, which will result in people going around, causing the resident at 180 East Avon Road to experience traffic in front of their house. She stated that it is a nice development for the community and acknowledged that they worked well with the surrounding neighbors.

Mr. Blair acknowledged the Planning Department and stated he appreciates the effort they put into providing material that is easily reviewed.

A motion was made by Hetrick, seconded by Bowyer, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0226-2020

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for Cambridge Knoll, a 16-unit site condo development on 4.72 acres located on the north side of Avon, east of Rochester Rd., zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel Nos. 15-14-351-020 and -058, Cambridge Knoll, Applicant, based on plans dated received by the Planning and Economic Development Department on July 14, 2020 with the following findings and conditions:

Findings

1. The site condo 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 Avon, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Sidewalks have been incorporated to promote safety and convenience of pedestrian traffic.
3. The Planning Commission waives the MR requirement of ten acres, finding that the proposed development is in keeping with the standards of Section 138-2.302.

4. Adequate utilities are available to the site.
5. The preliminary plan represents a reasonable street and lot layout and orientation.
6. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
7. 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.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
2. Provide a landscape performance bond for replacement trees and landscaping in the amount of \$81,072.00, plus inspection fees, as adjusted as necessary by staff, prior to issuance of a Land Improvement Permit by Engineering.
3. Payment into the City's Tree Fund of \$9,320.25 for replacement trees, prior to issuance of a Land Improvement Permit by Engineering.
4. Submittal of By-Laws and Master Deed for the condominium association along with submittal of Final Preliminary Site Condo Plans.
5. Developer shall work with neighbors on Avon to develop a screening plan with evergreen trees, as approved by staff prior to final approval.
6. Provide a screening plan for Arsenal Ct. to supply evergreen trees in place of deciduous trees for more screening for the neighbors, prior to final approval by staff.
7. Per the meeting Minutes, work with staff to review the landscape plan and compare it with the concept plan for discrepancies with the number of evergreen trees and update it prior to final approval by staff.

PUBLIC COMMENT for Items not on the Agenda

None.

CONSENT AGENDA

All matters under Consent Agenda are considered to be routine and will be enacted by one motion, without discussion. If any Council Member or Citizen requests discussion of an item, it will be removed from Consent Agenda for separate discussion.

2020-0358 Approval of Minutes - City Council Special Meeting - June 1, 2020

Attachments: [CC Special Mtg Min 06012020.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.