



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2025-0502 V2

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: December 29, 2025

SUBJECT: Request for Preliminary Condominium Plan Approval for Camden Crossing Condominium, PSC2025-0001, Jim Polyzois, Sare Inc., Applicant

REQUEST:

Approval of the Preliminary Condominium Plan for Camden Crossing Condominium, a 25-unit, one-family detached condominium development on 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. The site is zoned R-3 One Family Residential with the MR Mixed Residential Overlay. The development is being proposed pursuant to the MR Mixed Residential Overlay District.

BACKGROUND:

The applicant has been working through the administrative site plan review process over the last year. It should be noted that the applicant was previously granted approval for the 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. Nineteen of the homes will access Cardinal Lane (proposed) and the remaining six (6) will access Crestline Street directly. 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. 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. It is noted that the Planning Commission granted a modification to the City's MR Mixed Residential Overlay District minimum qualifying acreage requirement of 10 acres, allowing the site to qualify with approximately 9.6 acres.

As a part of the site plan design, the plans indicate 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.

In regards to landscaping the applicant has provided a thorough landscaping plan that provides for the planting of a total of 100 deciduous trees (existing and proposed), 99 evergreen trees (existing and proposed), 43 ornamental trees and approximately 150 shrubs. The MR Mixed Residential District Overlay requires that a Buffer B be provided between a proposed Mixed Residential One Family Detached development and an abutting one family residential zoning district. The applicant has provided planting calculations for those buffers along the appropriate property lines and has provided the coordinating number of trees on the plans. The Tree Permit that was granted by the Planning Commission allowed for the removal of 93 trees and required a total of 245 tree credits. The applicant will be paying those credits into the City's Tree Fund.

Stormwater for the site will be accommodated by a detention basin (stormwater quantity) and forebay (water quality) located at the north end of the site. The detention basin as proposed impacts a portion of the delineated wetland identified on the site. A separate agenda summary is provided for the wetland use permit being sought. The Planning Commission did recommend approval of the wetland use permit. Further, ASTI has reviewed the wetland and proposed impacts and has indicated they do not object to the wetland impacts in this area and that since most of the impacts are related to providing stormwater retention the impacts are actually exempt from ordinance regulation.

Finally, the applicant has provided initial floor plans and renderings of potential homes to be constructed within the development. Those plans are included with the reviewed site plans for consideration. Further, the applicant has indicated that the anticipated home prices for the development will likely be in the range of the mid \$500's to start. This price range will obviously be subject to market conditions at the time of actual construction and sales. Further, the applicant has indicated that the anticipated start date for the project will be summer of 2026.

The Planning Commission recommended approval of the Preliminary Condominium Plan (site plan) with conditions in the attached minutes, including working the abutting neighbor regarding the placement of screening trees and that the roadway be constructed of concrete; and they recommended approval of the Wetland Use Permit and approved the Tree Removal Permit and the Natural Features Setback Modifications requested at their meeting of December 9, 2025.

At the meeting, several residents of the area had comments about traffic that may be generated by the development, the overall number of homes proposed, the number of trees being removed, and the overall drainage pattern in the area. The minutes from the meeting are included in the agenda packet.

Should the City Council approve the Preliminary Site Condominium Plan, the applicant would then proceed with preparing Engineering Construction documents, submitting the Final Site 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 Camden Crossing Condominium, City File PSC2025-0001, consisting of 25 single family residential units on 9.36 acres located on north side of Hamlin between Livernois and Rochester.

| APPROVALS: | SIGNATURE | DATE |
|---------------------|-----------|------|
| Department Review | | |
| Department Director | | |
| Mayor | | |
| Deputy Clerk | | |

Contract Reviewed by City Attorney ☐ Yes ☒ N/A