



# Rochester Hills

1000 Rochester Hills Dr  
Rochester Hills, MI 48309  
(248) 656-4600  
Home Page:  
www.rochesterhills.org

## Master

**File Number: 2024-0176**

**File ID:** 2024-0176

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 2024-0176

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 03/22/2024

**File Name:** Request for Final One Family Site Condominium Plan Approval for Walton Oaks Site Condominiums, a proposed 11-unit, detached single family condominium development on approximately 6.8 acres at 3510 Walton Blvd., located on the north side of Walton Blvd. an

**Final Action:**

**Title label:** Request for Final One Family Site Condominium Plan Approval for Walton Oaks Site Condominiums, a proposed 11-unit, detached single family condominium development on approximately 6.8 acres at 3510 Walton Blvd., located on the north side of Walton Blvd. and west of Adams Rd., zoned R-2 One Family Residential; Bruce Michael, Walton Oaks LLC, Applicant

**Notes:** See 2023-0059 for prelim site condo  
2023-0086 for Tree Removal Permit

**Sponsors:**

**Enactment Date:**

**Attachments:** 042224 Agenda Summary.pdf, Staff Report 032724.pdf, Plans (Pt. 1 of 3).pdf, Plans (Pt. 2 of 3).pdf, Plans (Pt. 3 of 3).pdf, Master Deed and Bylaws.pdf, Development Application.pdf, Environmental Impact Statement 032724.pdf, Public Comment.pdf, Minutes PC 040224 (Draft).pdf, CC Min 052223.pdf, Minutes PC 050223.pdf, Minutes PC 022123.pdf, Notice of Public Meeting.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	04/02/2024	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2024-0176

title

Request for Final One Family Site Condominium Plan Approval for Walton Oaks Site Condominiums, a proposed 11-unit, detached single family condominium development on

approximately 6.8 acres at 3510 Walton Blvd., located on the north side of Walton Blvd. and west of Adams Rd., zoned R-2 One Family Residential; Bruce Michael, Walton Oaks LLC, Applicant

**Body**

**Resolved**, that the Rochester Hills City Council hereby approves the Final Site Condominium Plan, based on plans received by the Planning Department on March 5, 2024, 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 Walton Blvd., 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 final 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.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters.
2. Provide a landscape bond in the amount of the landscape installation cost estimation shown on the site plan, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.
3. Provide Master Deed and all related exhibits to the Department of Public Services/Engineering and City Attorney for review and approval prior to the Engineering Department issuing Preliminary Acceptance of any site improvements.
4. Landscape boulders be used at the T intersection as approved by City Staff.