



Department of Planning and Economic Development  
 1000 Rochester Hills Dr.  
 Rochester Hills, MI 48309  
 (248) 656-4660

## Development Application

### Project Information

Name <b>Walton Oaks</b>		
Description of Proposed Project and Use(s) <b>11 lot single family lot site plan</b>		
Review Type (as defined in Section 138-2.200 & 138-7.100 of the City's <a href="#">Zoning Ordinance</a> )		
<b>Site Plan:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Amendment <input type="checkbox"/> Other (please describe):	<b>Sketch Plan:</b> <input type="checkbox"/> Administrative Review <input type="checkbox"/> PC Review	<b>PUD</b> <input type="checkbox"/> Concept Review <input type="checkbox"/> Final Review
Conditional Land Use (as indicated in Section 138-4.300 of the City's <a href="#">Zoning Ordinance</a> ) <input type="checkbox"/> Yes <input type="checkbox"/> No		
*Be advised any applications for on-premises alcohol sales must also submit a <a href="#">Liquor Application</a> to the City Clerk's office.		

### Property Information

Street Address <b>3510 Walton Blvd</b>	
Parcel Identification Number <b>70-15-07-376-038</b>	Property Dimensions Width at Road Frontage: <b>100</b> Depth: <b>1451</b>
Land Area (acres) <b>6.85</b>	# of Lots/Units (if applicable) <b>11</b>
Current Use(s) <b>single family &amp; vacant</b>	Current Zoning <b>R-2</b>
Wetland Use Permit Required	
<input type="checkbox"/> Yes, there are MDEQ regulated wetlands on the property <input type="checkbox"/> Unsure, a boundary determination is needed <input type="checkbox"/> Yes, there are City regulated wetlands on the property <input checked="" type="checkbox"/> No, there are <b>NO</b> regulated wetlands on the property	
Tree Removal Permit Required	
<input checked="" type="checkbox"/> Yes, there are regulated trees on the property <input type="checkbox"/> No, there are <b>NO</b> regulated trees on the property	
Steep Slope Permit Required	
<input type="checkbox"/> Yes, there are regulated slopes on the property located within 200 feet of a watercourse <input checked="" type="checkbox"/> No, there are <b>NO</b> regulated slopes on the property <input type="checkbox"/> Yes, there are regulated slopes on the property <b>NOT</b> located within 200 feet of a watercourse	



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### Applicant Information

Name <b>Walton Oaks, LLC</b>		
Address <b>14496 North Sheldon, Suite 230</b>		
City <b>Plymouth</b>	State <b>MI</b>	Zip <b>48170</b>
Phone <b>248/703-4653</b>	Email <b>bruce@three-oaks.com</b>	
Applicant's Legal Interest in Property <b>purchase agreement</b>		

### Property Owner Information Check here if same as above

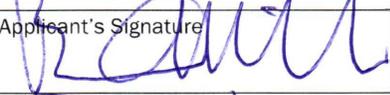
Name <b>Paul &amp; Michael Karas</b>		
Address <b>3540 Walton Blvd</b>		
City <b>Rochester Hills</b>	State <b>MI</b>	Zip <b>48309</b>
Phone <b>248/375-1366</b>	Email <b>pkswims@gmail.com</b>	

### Applicant's/Property Owner's Signature

I (we) do certify that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.

I (we) understand that if it is determined that the application is not complete, the City shall immediately identify in writing what is needed to make the application complete.

I (we) authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

Applicant's Signature 	Applicant's Printed Name <b>BRUCE MICHAEL</b>	Date <b>12/26/23</b>
Property Owner's Signature 	Property Owner's Printed Name <b>PAUL KARAS</b>	Date <b>12/26/23</b>

### OFFICE USE ONLY

Date Filed	File #	Escrow #