



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: 2023-0059

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: May 22, 2023

SUBJECT: Request for Preliminary One-Family Site Condominium Plan Approval for Walton Oaks Site Condominiums, JSC2022-0002/PSP2022-0005/PTP2023-0003, Bruce Michael, Applicant

REQUEST:

Approval of the Preliminary One-Family Site Condominium Plan for Walton Oaks Site Condominium, an 11-unit, one-family site condominium development on approximately 6.85 acres of land, located on the north side of Walton Blvd., west of Adams Road. The site is zoned R-2 One Family Residential.

BACKGROUND:

The applicant has been working through the administrative site plan review process over the last year and one half. The development consists of 11 single family homes. Several of those homes are intended to be sold to home owners that have Intellectual and Developmental Disabilities (IDD). Each one of these homes will be sold to up to 4 individuals, living together as a "family unit" and each individual will own a portion of the home, including their bedroom and bathroom, but will share common areas within the home such as general living rooms and the kitchen. The remainder of the homes will be sold as more traditional ownership.

The site is surrounded by R-2 One Family Residential zoning to the west, north and east. To the south, across Walton Blvd., is Oakland University, which is zoned SP Special Purpose. The site is bordered by existing residential homes to the west and north. To the east is a Consumers Energy corridor and residential homes.

The Planning Commission recommended approval of the Preliminary Site Condominium Plan with conditions in the attached Resolution and approved the Tree Removal Permit at their meeting of May 2, 2023. At the meeting, a number of neighbors and general residents had comments about the number of trees being removed and replanted onsite, the need and desirability of adding additional development in this area, and whether the proposed development truly consisted of single family residences as proposed. The Planning Commission asked the City Attorney to review the nature of residences being proposed and the City Attorney determined that the residences did constitute single family in nature. The minutes from the meeting are included in the agenda packet.

The plans (with supplemental sheets) have now received a recommendation of approval from all City departments with minor comments which will not impact the site layout and which may be handled during construction plan review and approval. Should the City Council approve the Preliminary Site Condominium Plan, the applicant would then proceed with preparing the Engineering Construction documents, submitting the Final Site Condo 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 Site Condominium Plan for Walton Oaks Site Condominium, City File PSP2022-0005, consisting of 11 single family residential units on 6.85 acres located on the north side of Walton Blvd., west of Adams.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A