



Rochester Hills

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Master

File Number: 2023-0059

File ID: 2023-0059

Type: Project

Status: To Council

Version: 3

Reference: 2023-0059

Controlling Body: City Council
Regular Meeting

File Created Date : 02/02/2023

File Name: Walton Oaks site plan

Final Action:

Title label: Public Hearing and Request for Preliminary Site Condominium Plan Approval - 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. between Adams Rd. and Firewood Dr., zoned R-2 One Family Residential, Bruce Michael, Walton Oaks, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 052223 Agenda Summary.pdf, Public Comment for City Council.pdf, Site Plan 022123.pdf, Plans Pt 1.pdf, Plans Pt 2.pdf, Plans Pt 3.pdf, Aerial.pdf, Revised Landscape Plans.pdf, Floor Plans & Elevations (Chelsea).pdf, Rendering (Chelsea).pdf, Floor Plans & Elevations (St. Clair).pdf, Rendering (St. Clair).pdf, Minutes PC 050223 (Draft).pdf, Minutes PC 022123.pdf, Staff Report 050223.pdf, Staff Report 022123.pdf, Presentation 051623.pdf, Rochester Housing Solutions Overview.pdf, Development Application.pdf, Revised EIS 031623.pdf, EIS.pdf, Response Table.pdf, Response Table 041023.pdf, Response Table 031623.pdf, Attorney Letter 041323.pdf, Attorney Letter 031623.pdf, Letter from Applicant 032023.pdf, Three Oaks Communities LLC Letter 010323.pdf, WRC Letter 041422.pdf, Staran Email 030722.pdf, Resident Q&A with Response.pdf, Resident Q&A.pdf, Neighbor Meeting Attendance.pdf, Applicant Email to Residents 031623.pdf, Public Comment 050223.pdf, Public Comment 022123.pdf, Public Hearing Notice 050223.pdf, Public Hearing Notice 022123.pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/21/2023	Postponed				Pass
2	Planning Commission	05/02/2023	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2023-0059

title

Request for Preliminary Site Condominium Plan Approval - 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. between Adams Rd. and Firewood Dr., zoned R-2 One Family Residential, Bruce Michael, Walton Oaks, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for Walton Oaks Condominiums, based on plans dated received by the Planning Department on March 16, 2023 and supplemented with updated landscape plans received April 10, 2023, 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 Road, 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 preliminary 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.
7. The requested modification for sidewalks to be located solely on the west side of Peregrine Street is warranted due to the limited number of home sites and the home being located only on one side of the street.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final site condominium site plan approval including providing the appropriate street names for City Approval.
2. Provide a landscape bond in the amount of \$197,350.00, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.
3. Provide payment, equal to the current required fee for replacement trees, along with any additional fees associated with such, into the City's Tree Fund for the remaining 44 trees identified on the site plan.