

WALTON OAKS NEIGHBORHOOD Q & A

1) How will you ensure the IDD homes remain IDD? A neighboring home became a halfway house, and then sold and is now rented out to college students - creating parking and other concerns. How are you protecting that these units remain IDD?

THERE ARE RESTRICTIONS IN THE MASTER DEED BYLAWS THAT PROHIBIT THE SALE OF THE IDD UNIT TO A NON-IDD HOMEBUYER. IN ADDITION, ALL IDD HOMEBUYERS ARE REQUIRED TO GO THROUGH AN APPLICATION PROCESS AND BACKGROUND CHECK.

2)How many IDD homes are being built? There is conflicting information from the plans and the document.

3 TOTAL SINGLE FAMILY HOMES

3)Please clarify that these are single-family, detached condos.

THESE ARE SINGLE FAMILY HOMES ON SITE CONDOMINIUM LOTS (NOT DETACHED CONDOS). THE FORM OF SUBDIVISION WE ARE USING THE IS CONDOMINIUM ACT. UNDER THIS ACT, FOR A SITE CONDO OR DETACHED CONDO, EACH LOT AND HOME ON IT IS REFERRED TO AS A DETACHED OR SITE CONDOMINIUM. THIS IS AS OPPOSED LOTS CREATED USING THE SUBDIVISION CONTROL ACT (PLATTED SUBDIVISION).

3a) What is the benefit of detached condo -vs- single family home?

THESE ARE SINGLE FAMILY HOMES ON SITE CONDOMINIUM LOTS (NOT DETACHED CONDOS). NEARLY ALL DEVELOPERS USE THE CONDOMINIUM ACT TO SUBDIVIDE PROPERTY, BECAUSE THE MICHIGAN SUBDIVISION CONTROL ACT IS VERY ONEROUS TO USE. IN ADDITION, THE CONDOMINIUM ACT PROVIDES THE ASSOCIATION MORE CONTROL AND POWER TO ENFORCE RESTRICTIONS AND COLLECT ASSOCIATION DUES THAN DO HOME OWNER'S ASSOCIATIONS FOR PLATTED SUBDIVISIONS.

3b) Since these are detached condos, what are the responsibilities of the condo association? Ie, is the condo association responsible for lawn care and snow removal?

THESE ARE SINGLE FAMILY HOMES ON SITE CONDOMINIUM LOTS (NOT DETACHED CONDOS). THE ASSOCIATION WILL BE PROVIDING LAWN CUTTING AND SNOW PLOWING OF THE ROADS, DRIVEWAYS AND SIDEWALKS.

3c) How is the property deeded/mortgaged to create multiple mortgages on one single-family home?

WARRANTY DEED WITH SEPARATE LEGAL DESCRIPTIONS.

4) Residents would like to see what plans and finishes are being offered. Showing just One caused concern for monotonous housing development.

PLEASE SEE THE RENDERINGS AND PRELIMINARY PLANS FOR THE HOUSES BEING BUILT HERE. FOUR DIFFERENT FLOOR PLANS, EACH WITH MULTIPLE ELEVATIONS AND STRUCTURAL OPTIONS.

5) The appeal of this area claims to be for access to OU, grocery store and the Villages of Rochester by the IDD, yet the only crosswalks are Adams Road and Squirrel Road. What are the plans for creating safe access to OU? (Note- sidewalk on north side of Walton also ends at the Methodist church.)

AS MENTIONED BY THE PLANNING DIRECTOR, THE CITY IS GOING TO LOOK AT A CROSSING AS PART OF THE CIP/CIB BUDGETTING PROCESS. WE BELIEVE THIS IS THE PROPER VENUE AND FUNDING FOR SUCH A COMMUNITY IMPROVEMENT.

6) A member of the planning commission recommended a sidewalk cut through to Bellermine. As there are no sidewalks in Brookedale Woods or Brookedale West, this is not a good idea. I would also think there would be a concern with IDD becoming confused on neighborhood roads, whereas the sidewalks lead to populated areas.

WE DO NOT INTEND TO CREATE A SIDEWALK TO BELLARMINE. IT WAS PROPOSED BY ONE PLANNING COMMISSIONER. NO OTHERS EXPRESSED INTEREST IN THIS.

7)Residents in some areas of each sub have had to take considerable steps to limit runoff and flooding they have experienced over the years. They have valid concern that new construction will set them back. A thorough explanation of the runoff system, the retention pond (including depth and capacity,) and what type of event it could withstand in laymen's terms - ie, an inch an hour for 8 hours (saying a 25 year event is vague.)

COUNTY AND CITY STANDARDS REQUIRE THAT 100 YEAR STORM THAT MUST BE DETAINED FOR 24 HOURS

PER ENGINEER CALCULATIONS, THAT ARE APPROVED BY CITY REVIEW ENGINEERS, 7735 CUBIC FEET STORAGE NEEDED, 12,830 CUBIC FEET PROVIDED – **EXCEEDING THE REQUIREMENTS**

8)When do you plan to begin and level the trees? Are you working with an environmentalist for the best time to not disturb wildlife and their nests?

WE INTEND TO START LAND DEVELOPMENT IN MID 2023. WILDLIFE WILL BE DISPLACED TEMPORARILY BY LAND DEVELOPMENT ACTIVITIES ON THIS SMALL SITE.

9)Do you require to sell a lot before building, or are you prepared to finish the development prior to sale of all lots? The concern is neighbors want the trees and other landscaping to be planted ASAP, which will help with draining and prevent erosion. They have witnessed delays in other developments.

ALL COMMON LANDSCAPING WILL BE INSTALLED AFTER LAND DEVELOPMENT IS COMPLETE. TREES ON INDIVIDUAL LOTS WILL BE PLANTED AS EACH HOUSE IS COMPLETED. ALL LAND DEVELOPMENT AND LANDSCAPING IS REQUIRED TO BE BONDED WITH THE CITY. SOIL EROSION CONTROLS ARE REQUIRED PER COUNTY PERMIT UNTIL FINAL STABILIZATION OCCURS.

10)Please review the size/age/type of the trees that are being replanted into the development. Again, this goes to helping with runoff and erosion.

LANDSCAPE ARCHITECT IS REDRAFTING THE PLAN TO INCLUDE LARGER TREES AND TO PROVIDE A CONTINUOUS EVERGREEN SCREEN ALONG THE EAST SIDE OF THE PROPOSED ROAD.

Bruce Michael

From: DANNY MASON <cmcsusanmason@aol.com>
Sent: Monday, March 6, 2023 8:38 PM
To: Bruce Michael; planning@rochesterhills.org
Subject: Follow up - Walton Development Mtg

First of all, thank you and your team for taking the time to meet with us this evening.

Well, got a big, fat crow over there for me? Because I guess I need to eat it this evening.

I am so disgusted and embarrassing by the “those people” comments that were brought up these evening. In all of our messaging on our Facebook boards, this has not been the concern. And it’s definitely not been my concern. A week ago at a town hall meeting for the state representative, a spectator stated, “There is no discrimination in our polite society.” Tonight was definitely proof he is wrong.

Hopefully tonight’s meeting did make some headway. But it’s obvious that some that were there tonight will remain opposed.

Out of fairness, I am sending what I posted on our Facebook page.

A few takeaways from tonight’s meeting:

- 1) The proposed plan is within the R2 zoning requirements without any variance.
- 2) The detention pond will not always contain water. It will only have water during an event, and it will channel the water to the drainage ditch on Walton. At its deepest, it’s 2’. It will not be fenced, this is a Rochester Hills requirement that it cannot be fenced. (Personal note: I have to think that having a drainage system is better than no system that is currently in place.) They are following the plans set forth by the civil engineers at Rochester Hills. If you still have concerns regarding the drainage, you may want to contact the city. (The pond on Firewood is a REtention pond and is designed to hold water.)
- 3) The maintenance, lawn mowing and snowplow is done by the association. Their association is stricter than a typical homeowners association is allowed.
- 4) The IDD homes will be deed restricted to retain them as housing for IDD individuals. The association also has a screening process.
- 5) There are 3 single family homes dedicated for IDD individuals, and 8 single family homes. (At the planning commission meeting, they said these will sell for \$700k-\$900k.) The IDD homes are on the north side, 2 along the back, 1 is the last house on the main road.
- 6) Approvals will likely not occur until mid-late summer for construction to begin. There are 2 surety bonds in place to ensure the construction and landscaping are completed. If not, the city retains the surety and can complete the project.
- 7) The term “single family” has to do with how the home is used, not how many people live there or how many mortgages are used to purchase it. (I’m probably over simplifying.) Their attorney was on hand, and I know the attorney

on the planning commission is also monitoring this. The IDD homes only have 1 kitchen and one common living by area that is shared by the residents.

'8) There are multiple floors plans, and each has multiple elevation options. These will not all look the same.

9) They will be keeping about 100 trees. Each lot will have 10-20 trees planted on it once that home is built. Over 200 trees will be planted on the site by the time the development is complete.

10) There will be a row of evergreens and pine trees along the east side, backing the Bellarmine homes.

When we moved in 2001, our realtor told us that area could be developed. That time has come.

Susan Mason

Sent from my iPhone