



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: 2024-0176 V2

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: April 12, 2024

SUBJECT: Request for Final One-Family Site Condominium Plan Approval for Walton Oaks Site Condominiums, JSC2022-0002/PFSC2024-0001/PSP2022-0005/PTP2023-0003, Bruce Michael, Applicant

REQUEST:

Approval of the Final One-Family Site Condominium Plan for Walton Oaks Site Condominium, an 11-lot, 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 toward engineering approval and obtaining necessary permits after receiving Preliminary Site Condominium Plan approval in May of 2023. The development consists of 11 single family home sites. Three (3) of those homes are intended to be sold to homeowners that have Intellectual and Developmental Disabilities (IDD). Living spaces 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 with the other owners within the home such as a general living room and the kitchen. The private and common ownership areas within each of the IDD homes are defined in the Master Deed and Bylaws. The remaining 8 home sites within the development 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 Final Site Condominium Plan with the conditions in the attached Resolution at their meeting of April 2, 2024. They also approved an amended tree removal permit. At the meeting, a number of neighbors and general residents spoke on the proposed development, both for and against. The conversations included: whether the proposed development truly consists of single family residences and if the homes meet zoning ordinance requirements; that there is a need for this type of housing; loss of environment and habitat, etc. The ownership methodology of the development was discussed extensively during the initial administrative reviews, at the Planning Commission and City Council meetings, including with the City attorney, during the review process. The minutes from the April 2, 2024 Planning Commission meeting are included in the agenda packet.

The plans have received a recommendation of approval from all City departments (with the exception of the Streets Committee) with minor comments which will not impact the site layout. The Streets Committee is requiring one additional street name for the turnaround serving the homes at the back of the development. Should the City Council approve the Final Site Condominium Plan, the applicant would then proceed with finalizing the Engineering Construction documents, including the Master Deed and Exhibit B documents for recording.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Final Site Condominium Plan for Walton Oaks Site Condominium, City File PFSC2024-0001, consisting of 11 single family residential sites 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