

Brookedale West

3128 Walton Blvd. PMB 168
Rochester Hills, MI 48309-1235
www.BrookedaleWest.com

Gordon Duda, President
Jim Gaul, Vice-President
Jessi Lee, Secretary
Brian Cain, Treasurer
Joe Porwoll, Beautification

IMPORTANT COMMUNITY INFORMATION

Dear Neighbors,

The BWest HOA Board feels it is necessary to inform homeowners about the proposed development of the wooded property located at 3150 Walton Blvd. Providing appropriate facts will provide knowledge to reduce rumors and anxiety.

This property, 3150 Walton Blvd., is bounded by Stonetree Circle on the west, Shellbourne Dr. on the north and Bellarmine Dr. on the east.

The property owner has entered into an agreement to sell the north 5 ½ acres of the wooded property to Three Oaks Communities, LLC of Saline. During an open meeting on April 12, 2021 Three Oaks presented their Planned Unit Development to homeowners that attended the “invitation only” meeting prior to formally presenting it to the Rochester Hills Planning Commission for approval.

We believe the intent of Three Oaks Development was to “test the waters” of homeowners on both sides of the property (Brookedale West and Bellarmine Hills) prior to presenting their Planned Unit Development to the Rochester Hills Planning Commission.

According to the City of Rochester Hills Master Plan, the property is zoned:

R2: Residential District:

- Lots to be of a minimum 15,000 square feet
- 100 feet of street frontage
- Lot minimum width 80 feet
- Maximum density 2.3 homes per acre
- Rear yard minimum 35' (from adjacent property line)

Three Oaks Development Proposal

- 2 Multi-Family Condominium Units housing 6 Individual Units each for I/DD (Intellectual and Developmental Disabilities)
- Parking lot for Condominium Units
- 24 single family homes of approximately 2,400 square feet
- Approximately 7.2 units density per acre
- Lot size less than 5,000 square feet (approximately one-third of R2 requirements)
- Lot width of 50'
- Rear yard approximately 20' from adjacent property line

BWest HOA acknowledges that the owner has the right to sell their property.

The HOA Board opposes the potential rezoning of the property at 3150 Walton Blvd. from R2 residential to a Planned Unit Development and are looking for the support of the Brookedale West Homeowners.

It is our belief that a Planned Unit Development will adversely affect the collective property values for the entire subdivision.

The Rochester Hills City Council needs to be made aware of the concerns of the community.

You are encouraged to contact members of the City Council expressing your opposition to the proposed Planned Unit Development at 3150 Walton Blvd.

Stephanie Morita (BWest HOA Representative)

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Voicemail: 248-841-2643
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Susan Bowyer, Ph.D., Vice President

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Updates and conversations will be posted on the Brookedale West website and Facebook group provided below.
If you are not already a member, Brookedale West Residents only may request secure access at the following link.

<https://brookedalewest.com>

A Facebook group was created for information purposes for this development and membership is open to all Rochester Hills Residents who are interested in this development.

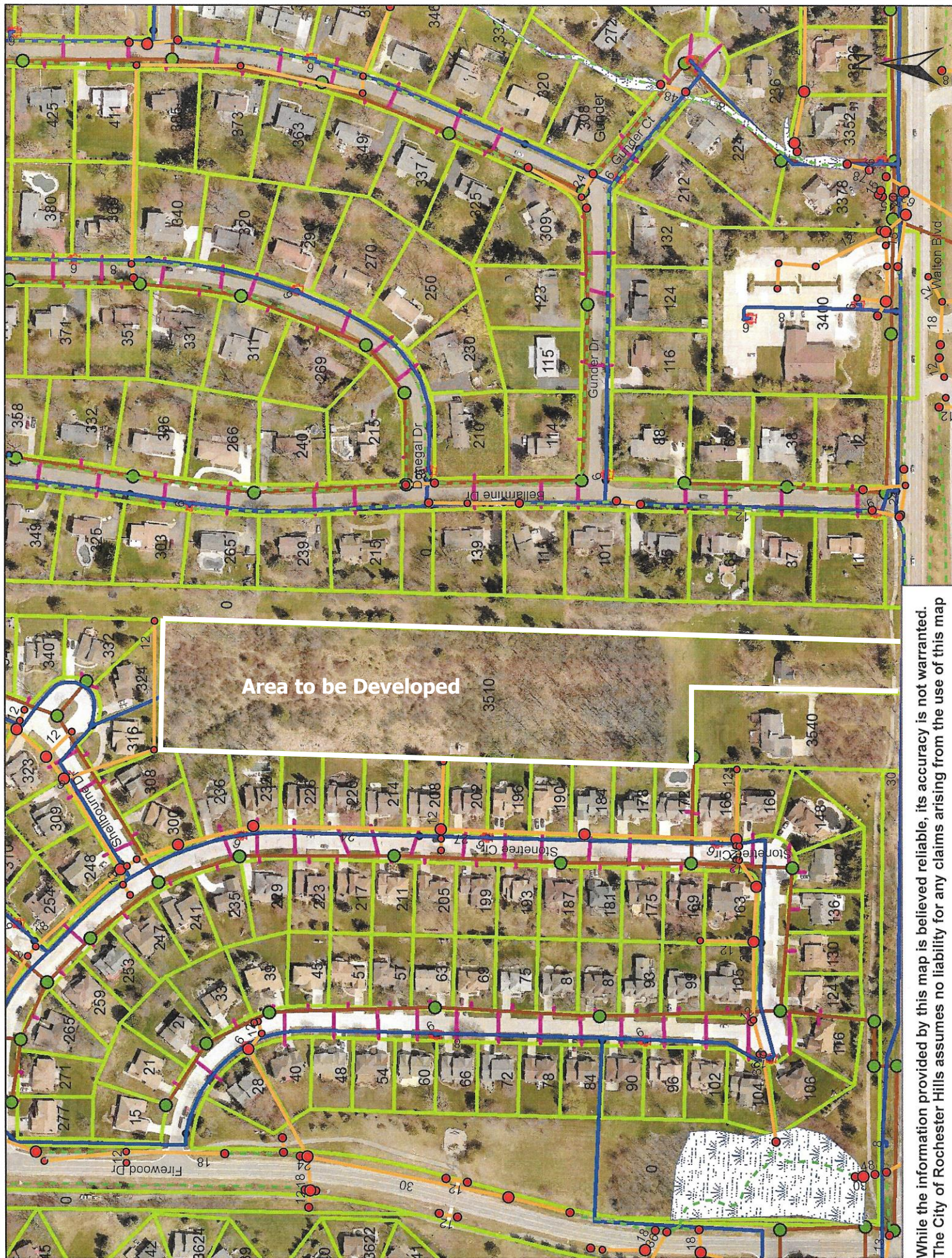
<https://www.facebook.com/groups/bwestandbhillsdevelopment/>

Board Members

Gordon Duda, President
Jim Gaul, Vice-President
Ben Weaver, City Liaison
Brian Cain, Treasurer
Jessi Lee, Secretary/Social Media Manager
Joe Porwoll, Horticultural Endeavors

Members at Large

Candace Duda
Noreen Meganck
Sonia Govil
Jeff and Kathy Wagner
Michelle Lamb
Anil Mishra
Sonia Govil
Aimee Grahn



While the information provided by this map is believed reliable, its accuracy is not warranted. The City of Rochester Hills assumes no liability for any claims arising from the use of this map

PROPOSED DEVELOPMENT BY THREE OAKS
3510 Walton Blvd

