



**NOTICE OF CONSIDERATION OF
REZONING & SITE PLAN REQUEST**

**THE NOBLE RESIDENTIAL DEVELOPMENT
3200 SOUTH BOULEVARD
(SIDWELL NO: 19-01-101-031)**

PLEASE TAKE NOTICE THAT a PUBLIC HEARING will be held by the Board of Trustees of the Charter Township of Bloomfield, Oakland County, Michigan on **MONDAY, APRIL 14, 2025, at 7:00 p.m.** Due to renovations in the Township Hall auditorium, the hearing will take place in the Community Television Building, 4190 Dublin Road, Bloomfield Hills, MI 48302. At the hearing, the Board will consider a rezoning and site plan request for the Noble Residential Development. The property owner, Manchester Squirrel, LLC, is proposing an expansion of the 9.80-acre multiple family residential community known as the Noble, 3200 South Boulevard, Bloomfield Hills, MI 48304. The expansion will absorb a vacant 2.32-acre commercial site adjacent to its property at the southwest corner of South Boulevard.



Watch BCTVLive



Agenda & Packet

Proposed Ordinance No. 694 is associated with this request.

SUMMARY OF INTRODUCTION OF PROPOSED ORDINANCE NO. 694

AN ORDINANCE TO AMEND SECTION 42-3.2 ZONING MAP, CHAPTER 42, ZONING, OF THE CODE OF ORDINANCES OF THE CHARTER TOWNSHIP OF BLOOMFIELD.

The purpose of Proposed Ordinance 694 is to accommodate the proposed new multiple family residential building by changing a portion of the current vacant B-2 Community Business property to RM Multiple Family Residential. For the remaining portion of the B-2 Community Business property, an ordinance amendment is proposed to allow accessory uses commonly provided for residents in a multiple family development to be permitted uses in the B-2 Community Business District.

A full copy of Proposed Ordinance 694 is posted and available in the Bloomfield Township Clerk’s Office, 4200 Telegraph Road, Bloomfield Hills, MI 48302 and on the subsequent pages of this file. Comments regarding this proposed ordinance may be provided at the public hearing, submitted via email to publiccomment@bloomfieldtwp.org or by contacting the Clerk’s Office at (248) 433-7702. Materials for the Board meeting will be made available to the public on Bloomfield Township’s [Documents of Demand webpage](#) by the close of business on Thursday, April 10, 2025. Meetings are broadcasted live through [Bloomfield Community Television](#) on Comcast’s channel 15 for residents of Bloomfield Township. The links and Quick Response (“QR”) codes provided above can be utilized to view the meeting’s proceedings and materials.

Introduced: March 24, 2025 Published: March 30, 2025

**MARTIN C. BROOK
BLOOMFIELD TOWNSHIP CLERK**

NOTE: The Charter Township of Bloomfield will provide necessary, reasonable auxiliary aids and services at all meetings to individuals with disabilities. All such requests must be made at least five days prior to said meeting. Individuals with disabilities requiring auxiliary aids or services should contact Bloomfield Township by writing or calling the following: Letter • Bloomfield Township Clerk’s Office, 4200 Telegraph Road, Bloomfield Hills, MI 48302. Email • clerk@bloomfieldtwp.org Phone • 248-433-7702.

Post: 03-26-2025

Publish: 3-30-2025

U.S. Mail: 03-27-2025

**Bloomfield Township
The Noble Residential
Development, 19-01-101-031**

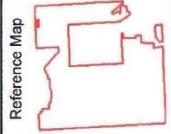
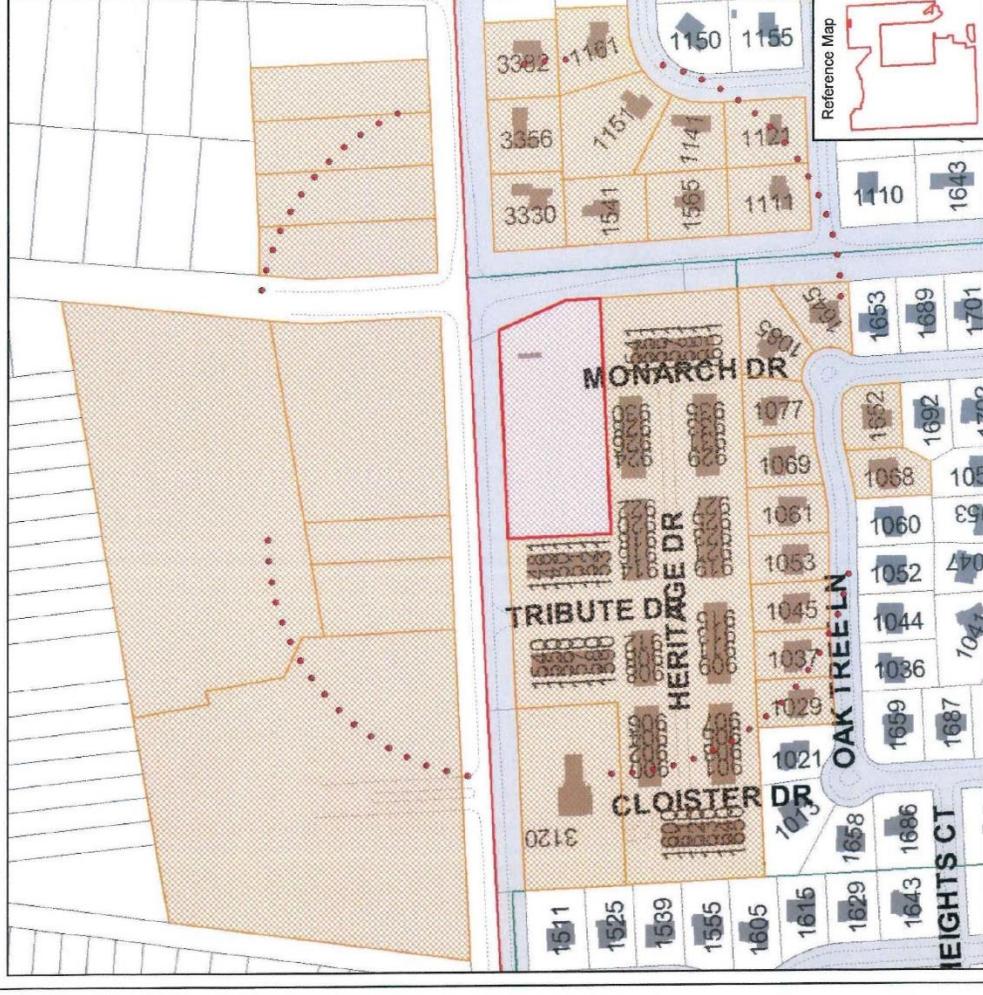


MAP LEGEND:

- LOT LINES
- MARSH - SWAMP
- ROAD EDGE - PLANNIMETRICS - 2000
- TOWNSHIP LIMITS
- SUB DIVISIONS
- RIVERS - STREAMS
- OPEN WATER
- BUILDING OUTLINE
- POINT-TO-POINT AGREEMENT
- PARCEL LAYER
- NO THROUGH ROADS
- RIGHT-OF-WAY

Map Scale: 1 inch = 273 feet
 Map Date: 3/25/2025
 Data Date: March 12, 2025
 Sources: Bloomfield Township, Oakland County GIS
 Unity, River's Edge GIS, LLC.

Disclaimer: This map is provided for informational purposes only. It is not a legally recorded map or survey and is not intended to be used as such. The accuracy of the information shown on this map is not guaranteed. The Township assumes no responsibility for errors that arise from the use of the data.



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**STATE OF MICHIGAN COUNTY OF OAKLAND
CHARTER TOWNSHIP OF BLOOMFIELD**

ORDINANCE NO. 694

AN ORDINANCE TO AMEND SECTION 42-3.2 ZONING MAP, CHAPTER 42, ZONING, OF THE CODE OF ORDINANCES OF THE CHARTER TOWNSHIP OF BLOOMFIELD.

THE CHARTER TOWNSHIP OF BLOOMFIELD ORDAINS:

Section 1.

Article 3, Zoning Districts, Section 42-3.2 Zoning Map, is hereby amended by establishing the zoning classification on the following described parcels:

1. Portion of vacant parcel - Rezone from B-2 Community Business to RM Multiple Family Residential – 1.23 acres.

A parcel of land in the Northwest 1/4 of Section 1, Town 2 North, Range 10 East, Charter Township of Bloomfield, Oakland County, Michigan, being more particularly described as: Commencing at the Northwest corner of said Section 1; thence N87°59'09"E 380.00 feet along the North line of said Section 1; thence S02°14'02"E 60.00 feet to the South line of South Boulevard (120.00 feet wide); thence along the south line of said South Boulevard N87°59'09"E 353.69 feet to the POINT OF BEGINNING; thence continuing along said south line, 87°59'09"E, 248.93 feet; thence S02°00'51"E, 213.99 feet; thence S87°59'09"W, 249.69 feet; thence N01°48'38"W, 214.00 feet to the POINT OF BEGINNING. Containing 1.23 acres of land, more or less.

2. Remaining vacant corner commercial – B-2 Community Business – 1.09 acres.

A parcel of land in the Northwest 1/4 of Section 1, Town 2 North, Range 10 East, Charter Township of Bloomfield, Oakland County, Michigan, being more particularly described as:

Commencing at the Northwest corner of said Section 1; thence N87°59'09"E 380.00 feet along the North line of said Section 1; thence S02°14'02"E 60.00 feet to the South line of South Boulevard (120.00 feet wide); thence along the south line of said South Boulevard N87°59'09"E 353.69 feet; thence continuing along said south line, N87°59'09"E, 248.93 feet to the POINT OF BEGINNING; thence N87°59'09"E, 185.59 feet to the west line of Squirrel Road (variable width); thence along said west line, S23°09'32"E, 150.94 feet and S02°46'22"E, 73.22 feet; thence S87°59'09"W, 241.00 feet; thence N02°00'51"W, 213.99 feet to the POINT OF BEGINNING. Containing 1.09 acres of land, more or less.

Section 2. Repealer.

All ordinances or parts of ordinances in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect.

Section 3. Severability.

If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 4. Savings.

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 5. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect seven days after publication.

Section 6. Adoption.

This Ordinance is hereby declared to have been adopted by the Township Board of the Charter Township of Bloomfield at a meeting thereof duly called and held on the _____th day of _____, 2025, and ordered to be given publication in the manner prescribed by the Charter Township of Bloomfield.

CERTIFICATION

I hereby certify that the foregoing Ordinance was adopted by the Board of Trustees of the Charter Township of Bloomfield at a meeting held on _____, 2025, and that the original of this Ordinance is on file in my office.

Martin Brook, Township Clerk

Introduced: March 24, 2025

Published: March 30, 2025

Adopted:

Published: