



City of ROCHESTER HILLS

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

NOTICE OF PUBLIC HEARING FOR PRELIMINARY ONE FAMILY RESIDENTIAL DETACHED CONDOMINIUM PLAN, WETLAND USE PERMIT, NATURAL FEATURES SETBACK MODIFICATION AND REQUEST FOR TREE REMOVAL PERMIT – PLANNING COMMISSION (corrected to add ordinance provisions as noted)

TO ROCHESTER HILLS RESIDENTS:

NOTICE IS HEREBY GIVEN THAT THE CITY OF ROCHESTER HILLS PLANNING COMMISSION will conduct a Public Hearing in accordance with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended; the Land Division Act, Public Act 288 of 1967, as amended, and Chapter 138 Article I of the Code of Ordinances of the City of Rochester Hills to review an application for a Preliminary One Family Residential Detached Condominium Plan, as further described below.

In addition, pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, this notice shall serve as a minimum of seven days' notice to all adjacent property owners regarding the request for a Tree Removal Permit, as further described below.

Finally, pursuant to the Wetland and Watercourse Protection Ordinance, Chapter 126, Article IV, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, this notice shall serve as a minimum of ten days' notice to all properties within 300 feet of the property where a request for a Wetlands Use Permit has been made, as further described below.

LOCATION: 3249 and 3271 Livernois, Parcel Nos. 15-34-101-053 and 15-34-101-055, located on the east side of Livernois, south of Auburn Rd., zoned R-4 One Family Residential (Project No. JSC2022-0003)

REQUEST: Preliminary One Family Residential Detached Condominium Plan Recommendation (File PSC2023-0001). The proposal is for Oak Creek Condominiums, a proposed development of twenty-one (21) detached single family residences on approximately 8.5 acres of land. The Planning Commission will make a recommendation to City Council regarding this request.

REQUEST: Tree Removal Permit (File PTP2025-0005).

A request to remove 99 regulated trees and 38 specimen trees, and to provide 142 required replacement trees on site and to pay the remaining 318 required replacement trees into the City's Tree Fund.

REQUEST: Wetland Use Permit (File PWEP2025-0002) and NATURAL FEATURES SETBACK MODIFICATION (File PNFSM2025-0002). A request to impact approximately 417 square feet of wetlands and modify the required associated natural features setback by approximately 542 linear feet/11,872 square feet.

APPLICANT: Mohammed Bahauddin, Enliven Developers, 245 Barclay Circle, Suite 800, Rochester Hills, MI 48307.

The Public Hearing will be held at the Rochester Hills Planning Commission meeting on **Tuesday, April 15, 2025**, commencing at **7:00 PM**, at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309.



(OVER)

Plans can be viewed on the City's website through the Status of Development Projects map on the Planning & Economic Development webpage. Please contact the Planning & Economic Development Department at (248) 656-4660 with any questions during regular business hours of 8:00 a.m. to 5:00 p.m. Written comments concerning this request can be sent to the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309 or emailed to planning@rochesterhills.org prior to 4:00 p.m. on the public hearing day. Comments can also be provided to the Planning Commission at the public hearing. Note: Anyone planning to attend the meeting who has need of special assistance under the American with Disabilities Act (ADA) is asked to contact the Facilities Division at (248) 656-4658 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

Deborah Brnabic, Chairperson
Rochester Hills Planning Commission
Dated this 25th-28th day of March 2025
At Rochester Hills, Michigan



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RH Development Project Map
View the status of current and ongoing development projects throughout the City.

RHConnect
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RH Legislative Center
Agendas packets, that include the information being reviewed by the Planning Commission, are typically posted 6-7 days prior to the meeting