



Nowicki Park

Site Plan – PSP2025-0014

Tree Removal Permit - PTP2025-0010

Wetland Use Permit – PWEP2025-0003

Natural Features Setback Modification – PNFSM2025-0003

CITY OF ROCHESTER HILLS
PLANNING COMMISSION
OCTOBER 7, 2025

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	Zoning	Existing Land Use	Future Land Use
Site	R1 One Family Residential District	Existing Nowicki Park	Park / Public Open Space
North	R1 One Family Residential District	Residential / Vacant / Premiere Academy	Residential 3
South	R1 One Family Residential District	Residential	Residential 5
East	R2 One Family Residential District	Shadow Woods Sub. No. 2	Residential 3 / Private Recreation Open Space
West (across Adams Rd.)	R3 One Family Residential District	Brookedale Woods Sub. No. 4	Residential 3

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Property Lines

Residences

Large Lot
Residences

Residences

Open
Space

Residences



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Overall Plan Rendering



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Overall Site – Approx. 34.5 acres

Parking Improvements – Buildings
Community Building
Pavilion
Maintenance Building
Bathroom Building

Parking Improvements – Park
Dog Park – large and small breed
Playground
Water feature
Hammock area
Beehive
Pathways

Parking –
214 Parking Spaces –
City is requesting Planning Commission modification
for parking in excess of Ordinance.

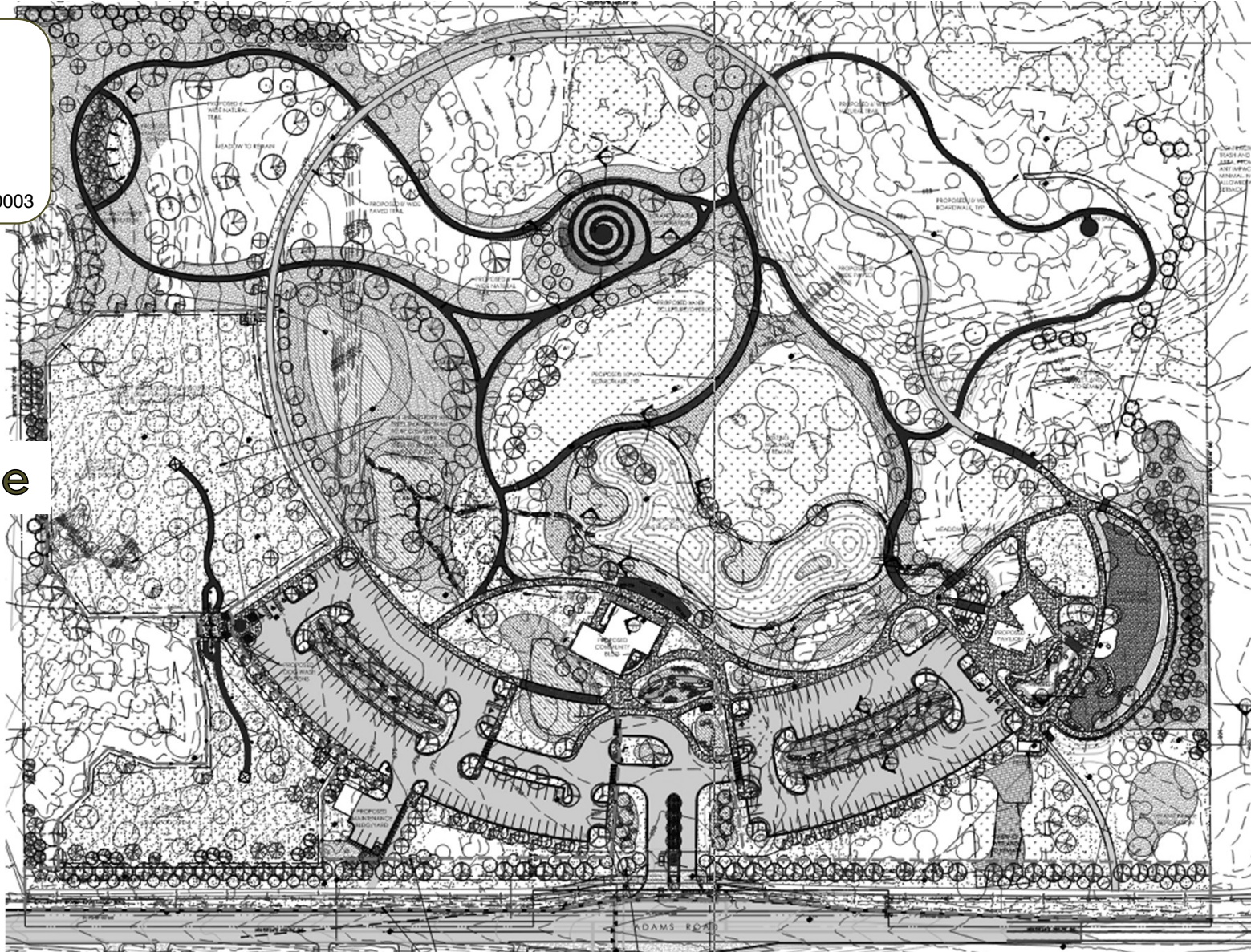
Driveway – Roadway
Boulevard Entry
Accel/Decel Lanes
Adams Road lane extension



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Overall Landscape



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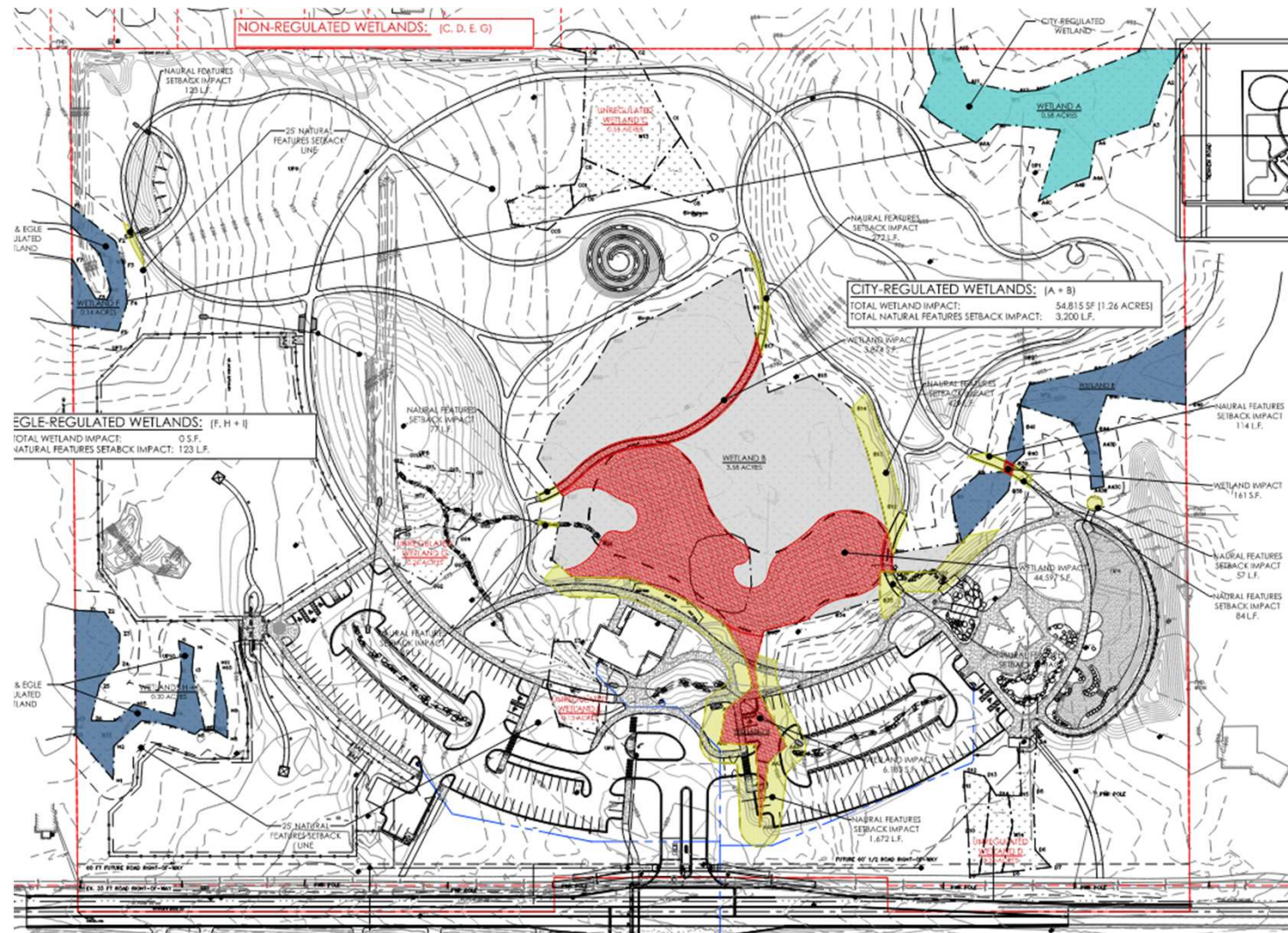
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LEGEND

	HIGH QUALITY WETLAND TO REMAIN
	MEDIUM QUALITY WETLAND TO REMAIN
	LOW QUALITY WETLAND TO REMAIN
	WETLAND ENCROACHMENT
	NATURAL FEATURE SETBACK ENCROACHMENT



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Community Building



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Bathroom Facility

