



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

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Legislative File No: 2025-0152 V2

**TO:** Mayor and City Council Members

**FROM:** Chris McLeod, Planning Manager, ext. 2572

**DATE:** April 16, 2025

**SUBJECT:** Request for Preliminary Site Condominium Plan Approval for Oak Creek Condominiums, PSC2023-0001, Mohammed Bahauddin, Enliven Developers, Applicant

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**REQUEST:**

Approval of the Preliminary Site Condominium Plan for Oak Creek Condominium, a 21-unit, one-family site condominium development on approximately 8.5 acres of land, located on the east side of Livernois, south of Auburn Rd. The site is zoned R-4 One Family Residential.

**BACKGROUND:**

The applicant has been working through the administrative site plan review process over the last two years. The development consists of twenty-one (21) single family home sites. The site is traversed by a regulated wetland and an unnamed watercourse running from north to south through the middle/eastern portion of the site. The proposed development will impact the existing wetland, watercourse and associated natural features setback and therefore requires additional review and permitting which is being processed concurrently.

The landscape plan for the site proposes a total of approximately 114 deciduous trees and 27 evergreen trees. These trees are located throughout the site, largely along the project's perimeter, within the proposed common spaces and within the stormwater facility, as required by Ordinance. This total number of trees is in addition to the 318 trees that were approved to be paid into the City's tree fund as a result of proposed tree removal. It is noted that some of the proposed replacement trees onsite were upsized to help reduce the total number of replacement trees required.

The road proposed as a part of the development will be public and therefore will need to be built to public road standards and ultimately accepted by the City upon demonstrating that as constructed all City requirements have been met. Sidewalks will also be installed on both sides of Cordoba Drive, compliant with City requirements. These sidewalks will connect with the pathway along Livernois and will also connect with the existing sidewalks on Raffler Drive to the east. In addition to the proposed sidewalks, the site plan proposes a "mid-block" crossing just east of the wetland, that based on Traffic Engineering comments will also include a median island as a condition of their approval for traffic calming purposes. The final pedestrian connection and amenity will allow for access to the play area/structure within the common park area on the south side of Cordoba Drive. This common park area is located between units 17 and 18, along the drain. The size of this common park area is approximately 1/2 acre and it largely includes the wetland and associated watercourse in an effort to help preserve their environmental integrity. In addition to the small play structure, the park will also include a seating area with benches and picnic tables.

A similar common area is shown on the north side of Cordoba Drive. This area will remain natural with no proposed improvements other than a boulder barrier (per Planning Commission conditions of approval for the natural features setback modification) designed to protect the natural features setback and wetlands. The area of this common space is approximately 34,000 square feet or approximately 3/4 of an acre.

Finally, the applicant has provided initial floor plans and renderings of potential homes to be constructed within the development. Those plans are included with the reviewed site plans for consideration. Further, the applicant has indicated that the anticipated home prices for the development will be in the \$700,00-900,000 range. This price range will obviously be subject to market conditions at the time of actual construction and sales. Finally, the applicant has indicated that the anticipated start date for the project will be summer of 2025 and will likely take one (1) to two (2) years to complete.

The Planning Commission recommended approval of the Preliminary Site Condominium Plan (site plan) with conditions in the attached Resolution, recommended approval of the Wetland Use Permit and approved the Tree Removal Permit and

the Natural Features Setback Modifications (subject to the required barrier defining the edge of the Natural Features Setback being revised from a split rail fence to a large boulder wall) requested at their meeting of April 15, 2025.

At that meeting, several neighbors had comments about traffic that may be generated by the development, the proposed relocation of the utility poles and lines, the number of trees being removed and the potential privacy issues being created between existing and proposed homesites, and the overall drainage pattern in the area. The minutes from the meeting are included in the agenda packet.

Should the City Council approve the Preliminary Site Condominium Plan, the applicant would then proceed with preparing Engineering Construction documents, submitting the Final Site Condominium Plans and obtaining all outside agency approvals and permits. The Master Deed and Exhibit B drawings, due with Final Site Condominium review, will need to be formally submitted. Once completed and approved, the matter will again be presented to the Planning Commission and City Council for Final approval.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of the Preliminary Site Condominium Plan for Oak Creek Condominium, City File PSC2023-0001, consisting of 21 single family residential units on approximately 8.5 acres located on the east side of Livernois, south of Auburn Rd.

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APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney      ☐ Yes      ☒ N/A