



# Rochester Hills

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## Master

**File Number: 2025-0152**

**File ID:** 2025-0152

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 2025-0152

**Controlling Body:** Planning Commission

**File Created Date :** 03/27/2025

**File Name:** Oak Creek condos prelim site condo

**Final Action:**

**Title label:** Request for Preliminary Site Condominium Approval for Oak Creek Condominiums, a proposed development of twenty-one (21) single family detached residences on approximately 8.5 acres of land, located at 3249 and 3271 Livernois, located on the east side of Livernois, south of Auburn Rd., zoned R-4 One Family Residential; Mohammed Bahauddin, Enliven Developers, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 042825 Agenda Summary.pdf, Staff Report 041525.pdf, Reviewed Plans Pt. 1.pdf, Reviewed Plans Pt. 2.pdf, Reviewed Plans Pt. 3.pdf, Development Application.pdf, Environmental Impact Statement.pdf, HOA Letter 040424.pdf, WRC Letter 092123.pdf, Tetra Tech Report 032425.pdf, Notice of Wetlands And-Or Floodplain Designation.pdf, Off-site Storm - Wetland Notice.pdf, Draft PC Minutes 041525.pdf, Public Hearing Notice.pdf, Public Comment 041725.pdf, Public Comment.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

**Drafter:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	04/15/2025	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2025-0152

**Title**

Request for Preliminary Site Condominium Approval for Oak Creek Condominiums, a proposed development of twenty-one (21) single family detached residences on approximately 8.5 acres of land, located at 3249 and 3271 Livernois, located on the east side of Livernois, south of Auburn Rd., zoned R-4 One Family Residential; Mohammed Bahauddin, Enliven Developers, Applicant

## Body

**Resolved**, that the Rochester Hills City Council hereby approves the Preliminary One Family Residential Detached Condominium Plan, based on plans received by the Planning Department on March 13, 2025, with the following findings and subject to the following conditions:

### Findings

1. The site plan and supporting documents demonstrate that the proposed development will promote the intent and purpose of the ordinance, as well as other City Ordinances, standards, and requirements; and those requirements can be met with the exception of the acceptable modifications shown below and subject to the conditions listed below.
2. The site plan and supporting documents demonstrate that the proposed development will be designed, constructed, operated, maintained and managed so as to be compatible, harmonious and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use, and the community as a whole. The proposed project will be accessed primarily from Livernois Road, thereby promoting safety and convenience of vehicular traffic both within the site and on adjacent roadways. The preliminary plan represents a reasonable street, building and lot layout and orientation.
3. The development will be served adequately by essential public facilities and services, such as major roadways, streets, police and fire protection, drainageways, refuse disposal, and utilities.
4. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or the public welfare.
5. The proposed development will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
6. The proposed improvements should have a satisfactory and harmonious relationship with the development onsite as well as existing development in the adjacent vicinity and act as an extension of the residential development to the east out to Livernois Road.

### Conditions

1. Address all applicable comments from other City departments and outside agency review letters, including the Fire Department Streets review, prior to final detached condominium approval.
2. Provide a landscape bond in the amount as determined by an updated landscape cost estimate to be provided by the applicant and verified by city staff, plus the cost of inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.