

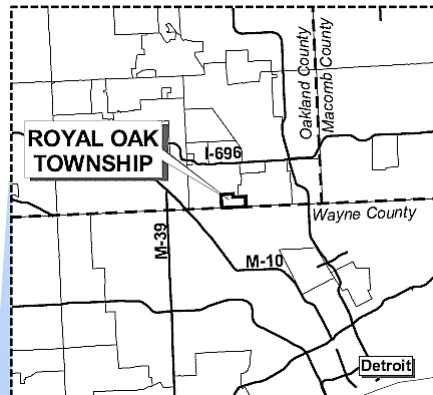
# Royal Oak Township Redevelopment Opportunity

Charter Township of Royal Oak, Oakland County, Michigan

## Contact:

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Preferred Residential Design Examples

## The Residential Infill Opportunity

### Future Land Use:

Medium-Density Residential  
*(One and Two family residential units, owned and operated parks, parkways, and recreation facilities)*

### Lot Area:

Minimum: 4,000 square feet

Density: 10 du/acre

\*Sites are sporadic throughout neighborhoods

### Traffic Count (ADT):

8 Mile Road: 20k to 50k (38k estimate)

Woodward: 20k to 50k (38k estimate)

M-10: 50k to 100k (93k estimate)

### Development Objectives and Guiding Principles:

- Productive and valuable redevelopment of site
- Encourage owner-occupied tenure
- High-quality and cost effective
- Character consistent architectural styles

### Incentives:

- Located within the Township DDA
- Brownfield Incentives
- Information concerning the site, history, and inspection