

FUTURE LAND USE CATEGORIES CITY OF AUBURN HILLS MASTER LAND USE PLAN

Land Use Classification	AREA* (acres)	Percentage of the City
Public	865	9.5%
Residential	3,675	40.3%
Non-Residential	4,575	50.2%

* Approximate land area of the City is 9,115 acres (not including road right-of-way)



Interpretation of the Master Land Use Plan

Defining the master plan's land use categories

PUBLIC - Intended to provide for public or quasi-public lands which are designated for the use of the community at large. Such uses include the City's parks, governmental facilities, public schools, colleges, and universities.

RESIDENTIAL - Intended to provide for a variety of housing types (e.g., single-family, multiple-family (including senior housing opportunities), and mobile home) and other uses customarily related to residential uses of land (e.g., places of worship, public and private schools, and parks). The residential density patterns shown on the master plan map are intended to provide direction as to the community's desired housing density at build-out.

NON-RESIDENTIAL - Intended for all land uses not covered under the public and residential use classifications. Mixed use developments (residential and business) shall only be permitted within areas designated as non-residential and shall be proposed as Planned Unit Developments.

Relation of the Master Land Use Plan to Zoning

The Master Land Use Plan is a guide for future zoning, but not intended to coincide exactly with either the current or future zoning classification of properties. For example, in many instances, there may be more than one non-residential zoning classification that would be consistent with the intent of the Plan; therefore, additional factors such as existing land uses in the area, existing zoning pattern, and physical features of the land must be considered in determining the most appropriate zoning of parcels shown as non-residential on the Plan. However, the Plan is intended to provide more specific direction when addressing residential land use. The Plan clearly identifies locations of residential areas and their corresponding planned housing density. Rezoning and development proposals shall be consistent with density patterns and land use classifications shown on the Plan.

Lastly, the Master Land Use Plan incorporates the findings of the neighborhood master plans, subarea studies, or policies; which are adopted as amendments to the Plan. If there is a conflict between the Master Land Use Plan or the above mentioned plans and studies, the land use recommendations of the neighborhood master plan, subarea study, and policy shall govern.

Plan Compatibility with Adjacent Communities

The Master Land Use Plan for the City of Auburn Hills is substantially compatible with the master plans of its surrounding municipalities. The City of Auburn Hills shares mutual concerns with our neighboring communities regarding future development patterns and pressures; the impacts of development on shared transportation facilities and utility systems; and changes being introduced into our communities that may enhance or threaten our existing resources, lifestyles and economy. As the region continues to grow and change, the City of Auburn Hills will strive to coordinate its planning efforts with adjacent municipalities, Oakland County, and the Southeast Michigan Council of Governments (SEMCOG).

Our Vision for the Future

WE ENVISION A COMMUNITY THAT...

- Bases its values on effective planning, responsible land use, balanced growth, and responsive government;
- Is racially and culturally diverse;
- Is a "City of Neighborhoods" with housing of all types, quality public and private schools, places of worship, and convenient parks;
- Supports the economic health of the community by maintaining a strong environment for business to prosper;
- Is widely recognized as a place where residents, business owners, and visitors feel welcome and safe, and where neighborhoods and business districts exhibit a strong, clean and attractive identity;
- Has a vibrant Downtown which provides a sense of place and pride;
- Honors its heritage and respects its natural areas; and
- Is equitable and fiscally responsible in providing, maintaining, and upgrading public services and infrastructure.
- Takes pride in hosting several institutions of higher learning (e.g., Oakland University, Oakland University-William Beaumont School of Medicine, Cooley Law School, Oakland Community College, Baker College, and Central Michigan University) and welcomes them as vital members of the community.

Each of us has a vision of what Auburn Hills should be like in the future. Although our visions are different, they share common qualities. We aspire to create a safe, beautiful City for ourselves, our children, and future generations. We envision a City with diverse housing opportunities, where the natural environment is protected, where excellent services are provided, and where citizens have a say in government. We aspire to create a City that is economically healthy and a good place to live, work, and play.



Department of Community Development
1827 N. Squirrel Road, Auburn Hills, MI 48326 • 248-364-6900

City Council
James D. McDonald, Mayor
Maureen Hammond, Mayor Pro Tem
Anne Doyle
Robert Kittle
Henry V. Knight
Kevin McDaniel
Otis Newkirk

Planning Commission
Greg Ouellette, Chairperson
Veronica Mitchell, Vice-Chairperson
Anne Doyle, Secretary
Sam Beidoun
Chauncey Hitchcock
Robert Kittle
Bob Pierce
Lacey Salerno
Cheryl Verbeke

City Administration
City Manager, Peter E. Auger, ICMA-CM
Assistant City Manager, Thomas A. Tanghe, ICMA-CM
Director of Community Development, Steven J. Cohen, AICP, PCP

"Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die." - Daniel H. Burnham (1910)

City of Auburn Hills Master Land Use Plan

The City of Auburn Hills Master Land Use Plan strives to build a coherent vision of the City's future from the visions of a diverse population. It integrates the aspirations of the City's residents, businesses, neighborhoods, and officials into a clear strategy for managing future growth. The enclosed plan was created jointly by the Auburn Hills Planning Commission and City Council under the authority of the Municipal Planning Enabling Act, Public Act 33 of 2008, to serve as the primary tool for guiding the physical development of our community.



Defining Auburn Hills

The City of Auburn Hills is a proud and dynamic, 17.5 square mile community with a population of approximately 20,000 people. We are a young City, incorporated in 1983 from the former Pontiac Township. Characterized by rolling terrain, beautiful natural resources, including the Clinton River and thousands of Michigan hardwoods and evergreens, the community is committed to: "Honoring the Past and Building the Future," which is our motto. In addition, the City's proximity to Oakland University and the I-75 and M-59 transportation corridors; the availability of large tracts of open land; and a progressive tax abatement policy have helped spur unprecedented development over the past 30 years. Today, Auburn Hills has established a reputation for being a financially healthy, progressive community that is home to numerous world class businesses, a growing center for higher education and full of diverse, vibrant neighborhoods.

The major building blocks of our community include:

GLOBAL BUSINESS: Auburn Hills is home to over 60 international corporations. They include many high-tech facilities and our largest employer, The Chrysler Group LLC, which constitutes over 15% of the City's tax base. We also host the Palace of Auburn Hills, a nationally recognized sports and entertainment venue and home of the NBA's Detroit Pistons. Great Lakes Crossing, Michigan's second largest regional shopping center, is one of our many valued retail assets.

CENTER OF HIGHER EDUCATION: The City takes pride in hosting a growing number of institutions of higher learning, including: Oakland University, Cooley Law School, Oakland Community College, Baker College, a Central Michigan University facility, and the Oakland University-William Beaumont School of Medicine, which together attract over 35,000 students.

DIVERSE NEIGHBORHOODS: With the influx of growth and development, City leaders have worked hard to protect the community's residential neighborhoods from the encroachment of non-residential development and the impact of increased traffic. We recognize that healthy, safe, attractive and diverse neighborhoods are essential to encourage a strong residential base. The strong desire to protect and invest in these areas is a core value in Auburn Hills.

ENVIRONMENTALLY PROGRESSIVE: In recent years, environmental sustainability, ground water quality, land stewardship and the aesthetic appearance of our community have been hallmarks of Auburn Hills planning consciousness. Park-like roadways lined with trees, walking and bike paths linking the community and numerous parks are all evidence of the City's harmonious integration of planned development and natural resources. Auburn Hills has one of the strongest tree preservation policies in Michigan and actively encourages developers to utilize LEED™ Green Building practices, when feasible. The community has a long-term, strategic plan for a "River Walk" along the Clinton River that will link two major parks and enhance its downtown area as a destination for outdoor recreation. The Civic Center Campus (which includes the City's Administrative Offices, Public Safety Building, Community Center, and Library) is architecturally consistent with its original historic buildings and signals the community's interest in aesthetic appearance.

INNOVATIVE APPROACH TO PLANNING: Auburn Hills has initiated an innovative "neighborhood planning program," which encourages input and direction from residents on future neighborhood development. The neighborhood plans or subarea studies, completed under this program, serve as official amendments to the City's Master Plan. The City plans with this comprehensive, flexible technique because it promotes better decision-making and a higher level of public participation.

STRONG TAX BASE: Tax records show that the Auburn Hills tax base is about 85% nonresidential taxpayer and 15% residential, which is the reverse of most municipalities. This revenue base has allowed Auburn Hills to invest monies into its roads and infrastructure, municipal facilities, and neighborhoods. The City's property tax structure has allowed the City Council to maintain low individual property tax rates in the community without jeopardizing funds available for services.

In summary, we believe Auburn Hills is master-planned to continue to develop as a vibrant, diverse, progressive community that offers a wide range of residential, business, academic and development opportunities, while retaining its natural beauty and small-town charm.

Existing Land Use Patterns

The predominant land use patterns in Auburn Hills are well-established, and have been reinforced over the last 30 years. Although modest changes and refinements have occurred, and some new issues have arisen, the basic land use patterns in the City have not changed significantly since adoption of the 2002 Master Land Use Plan. The following key characteristics describe the existing land use patterns in the City:

- Auburn Hills is nearly fully developed, with only 16% vacant land area. Depending on market conditions, remaining vacant land is projected to be built-out by 2025. The majority of the City's vacant parcels can be found in the northern part of the community.
- Residential parcels in the central and southern parts of the City are nearly built-out, while opportunities for new residential development remain in the northern part of the community;
- High technology, industrial, and commercial service, and public/institutional centers are located throughout the City, along key transportation corridors, providing convenient goods and services and employment opportunities for City residents and areas beyond. These uses constitute 47% of the City's existing land use, which is why the City has a daytime population of nearly 50,000 people.

Future Land Use Plan

The Master Land Use Plan, which appears inside this brochure, provides a graphic illustration of the planned land use for all properties within the City. This document serves as an editorial update to the 2002 plan. The plan is a guide to future land use development, utilized by both public and private entities in making land use decisions for the future. The plan reflects a policy statement which is directive rather than regulatory, and is subject to change when appropriate conditions and principles of planning can be met. As shown in the table that follows on the back page, the City of Auburn Hills is master planned for an even mix of residential and nonresidential uses at build-out.

EXISTING LAND USE BREAKDOWN CITY OF AUBURN HILLS 2008

Existing Land Use Classification	Percentage of the City*
Residential	28%
Industrial	24%
Vacant	16%
Commercial/Office	11%
Public/Institutional	12%
Recreation	6%
Water	2%
Utility	1%
Total	100%

* Not including road right-of-way
Source: Oakland County Planning and Economic Development Services