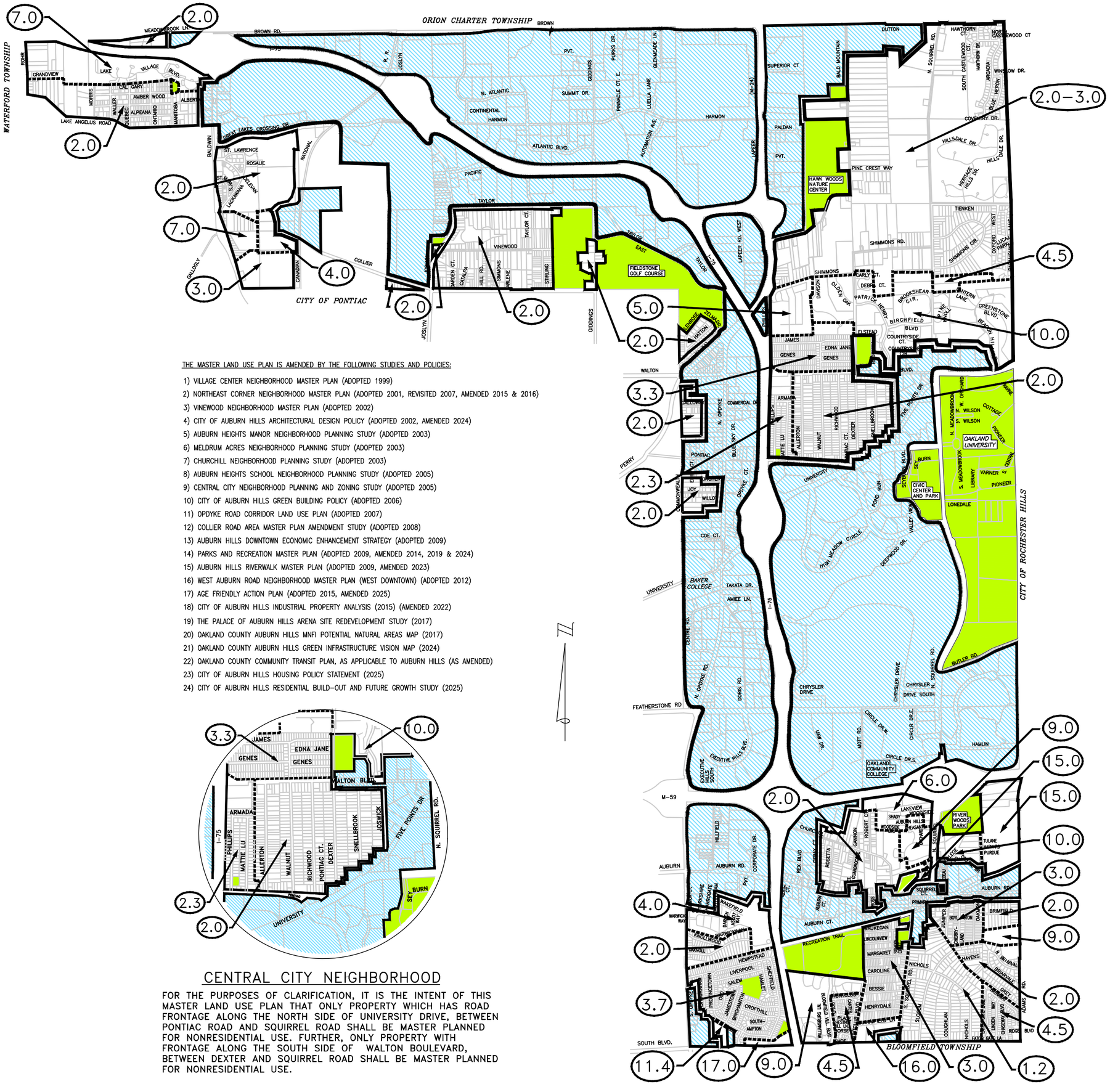


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THE MASTER LAND USE PLAN IS AMENDED BY THE FOLLOWING STUDIES AND POLICIES:

1) VILLAGE CENTER NEIGHBORHOOD MASTER PLAN (ADOPTED 1999)
2) NORTHEAST CORNER NEIGHBORHOOD MASTER PLAN (ADOPTED 2001, REVISITED 2007, AMENDED 2015 & 2016)
3) VINEWOOD NEIGHBORHOOD MASTER PLAN (ADOPTED 2002)
4) CITY OF AUBURN HILLS ARCHITECTURAL DESIGN POLICY (ADOPTED 2002, AMENDED 2024)
5) AUBURN HEIGHTS MANOR NEIGHBORHOOD PLANNING STUDY (ADOPTED 2003)
6) MELDRUM ACRES NEIGHBORHOOD PLANNING STUDY (ADOPTED 2003)
7) CHURCHILL NEIGHBORHOOD PLANNING STUDY (ADOPTED 2003)
8) AUBURN HEIGHTS SCHOOL NEIGHBORHOOD PLANNING STUDY (ADOPTED 2005)
9) CENTRAL CITY NEIGHBORHOOD PLANNING AND ZONING STUDY (ADOPTED 2005)
10) CITY OF AUBURN HILLS GREEN BUILDING POLICY (ADOPTED 2006)
11) OPDYKE ROAD CORRIDOR LAND USE PLAN (ADOPTED 2007)
12) COLLIER ROAD AREA MASTER PLAN AMENDMENT STUDY (ADOPTED 2008)
13) AUBURN HILLS DOWNTOWN ECONOMIC ENHANCEMENT STRATEGY (ADOPTED 2009)
14) PARKS AND RECREATION MASTER PLAN (ADOPTED 2009, AMENDED 2014, 2019 & 2024)
15) AUBURN HILLS RIVERWALK MASTER PLAN (ADOPTED 2009, AMENDED 2023)
16) WEST AUBURN ROAD NEIGHBORHOOD MASTER PLAN (WEST DOWNTOWN) (ADOPTED 2012)
17) AGE FRIENDLY ACTION PLAN (ADOPTED 2015, AMENDED 2025)
18) CITY OF AUBURN HILLS INDUSTRIAL PROPERTY ANALYSIS (2015) (AMENDED 2022)
19) THE PALACE OF AUBURN HILLS ARENA SITE REDEVELOPMENT STUDY (2017)
20) OAKLAND COUNTY AUBURN HILLS MNFI POTENTIAL NATURAL AREAS MAP (2017)
21) OAKLAND COUNTY AUBURN HILLS GREEN INFRASTRUCTURE VISION MAP (2024)
22) OAKLAND COUNTY COMMUNITY TRANSIT PLAN, AS APPLICABLE TO AUBURN HILLS (AS AMENDED)
23) CITY OF AUBURN HILLS HOUSING POLICY STATEMENT (2025)
24) CITY OF AUBURN HILLS RESIDENTIAL BUILD-OUT AND FUTURE GROWTH STUDY (2025)

CENTRAL CITY NEIGHBORHOOD

FOR THE PURPOSES OF CLARIFICATION, IT IS THE INTENT OF THIS MASTER LAND USE PLAN THAT ONLY PROPERTY WHICH HAS ROAD FRONTAGE ALONG THE NORTH SIDE OF UNIVERSITY DRIVE, BETWEEN PONTIAC ROAD AND SQUIRREL ROAD SHALL BE MASTER PLANNED FOR NONRESIDENTIAL USE. FURTHER, ONLY PROPERTY WITH FRONTAGE ALONG THE SOUTH SIDE OF WALTON BOULEVARD, BETWEEN DEXTER AND SQUIRREL ROAD SHALL BE MASTER PLANNED FOR NONRESIDENTIAL USE.

LAND USE CLASSIFICATIONS

- RESIDENTIAL
- NON-RESIDENTIAL
- PUBLIC

RESIDENTIAL DENSITY PROPOSALS

(XX) DWELLING UNITS PER ACRE

THIS PLAN IS INTENDED TO SHOW GENERALIZED LAND USE AND IS NOT INTENDED TO INDICATE PRECISE SIZE, SHAPE OR DIMENSION. THESE PROPOSALS REFLECT FUTURE LONG RANGE PLAN USE RECOMMENDATIONS AND DO NOT NECESSARILY IMPLY SHORT RANGE REZONING PROPOSALS.

PURSUANT TO THE PROVISIONS OF ACT 33, THE MICHIGAN PLANNING ENABLING ACT, OF THE MICHIGAN PUBLIC ACTS OF 2008, AS AMENDED, THE CITY OF AUBURN HILLS PLANNING COMMISSION HAVING DULY HELD A PUBLIC MEETING ON October 7, 2026 , DOES HEREBY OFFICIALLY ADOPT SAID MASTER PLAN FOR LAND USE.

October 7, 2026
ADOPTED

ATTESTED BY:

SAM BEIDOUN, CHAIRPERSON

CAROLYN SHEARER, SECRETARY

MASTER LAND USE PLAN

CITY OF AUBURN HILLS

CITY OF AUBURN HILLS PLANNING COMMISSION

AUBURN HILLS

OHM Advancing Communities®

IN COORDINATION WITH THE CITY OF AUBURN HILLS COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING AND ZONING SERVICES

Master_Land_with_density_color.dwg 5-27-26