



Amendment to the City of Auburn Hills Master Land Use Plan *Northeast Corner Neighborhood Master Plan*

Back in July 2000, a planning process for the Northeast Corner Neighborhood was initiated by the City due to the community's dissatisfaction with the housing density permitted under the zoning at the time.

The Northeast Corner Neighborhood is the area bounded to the north by Dutton Road, south by Walton Boulevard, west by M-24, and east by the City of Rochester Hills border.

The planning study came on the heels of the City's approval of a single-family subdivision that met all ordinance requirements. Many property owners and City officials expressed two primary concerns about that project: 1) it was too dense for the area; and 2) the mass grading needed to level the site required the removal of hundreds of trees.

The main concern back then was that the Northeast Corner Neighborhood was one of the few natural or "rural" areas left in the City and that the atmosphere of the area would be destroyed if the City did not alter its existing land use policy. As a result, the City held workshops to determine what the community wanted the area to look like in the future. Property owners were encouraged to express their opinions throughout the planning process.

In the end, it was clear to City officials that the majority of those involved in the process wanted the housing density lowered to preserve the neighborhood's open space and natural features. In April 2001, the Planning Commission adopted a new master plan which accomplished those goals. Upon adoption, the majority of the property in the neighborhood was rezoned to implement the new policy. *It is noted that changes to both the master plan and zoning ordinance included provisions allowing the clustering of housing units and increased density, as a financial incentive for home builders to permanently preserve open space.*

Fast forward 15 years. On January 19, 2016, the City held a visioning meeting with the neighborhood at a local church to discuss some potential tweaks envisioned to the original plan.

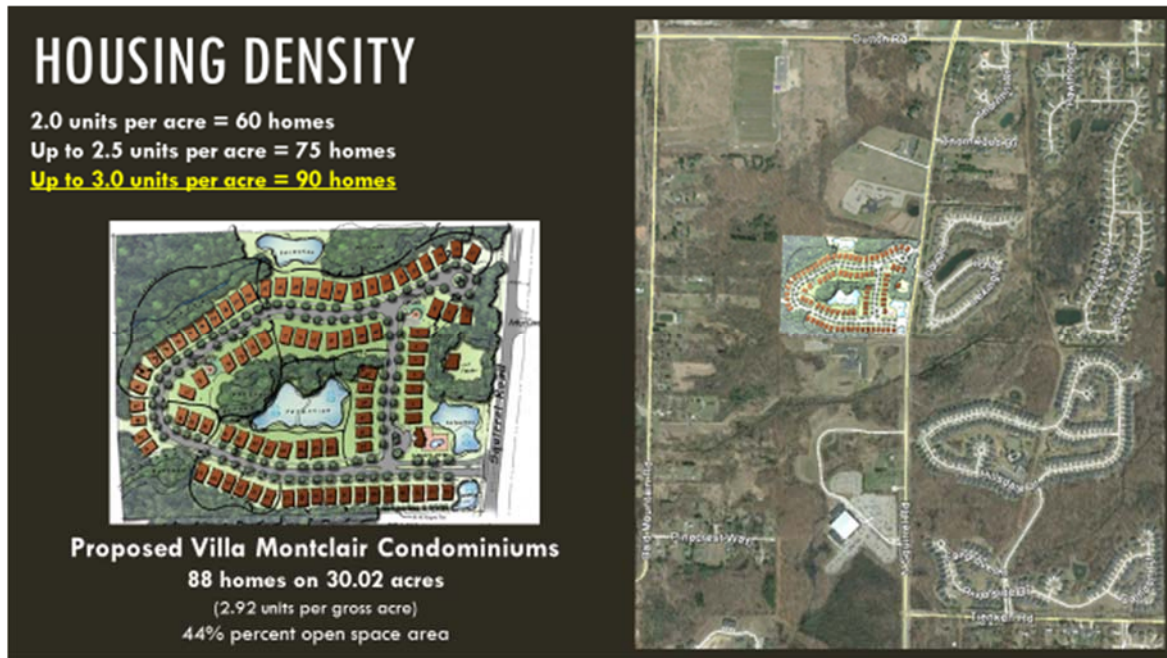


Photo taken at the neighborhood visioning meeting held on January 19, 2016

This process to update the plan follows a parcel specific change to the neighborhood plan in November 2015 that facilitated a density increase for a housing development proposed by Mocerri Companies called Villa Montclair.

As a result of the input received at public meetings held on January 19, 2016, February 16, 2016, and March 16, 2016, the Planning Commission drafted the following amendments to the Northeast Corner Neighborhood Master Plan:

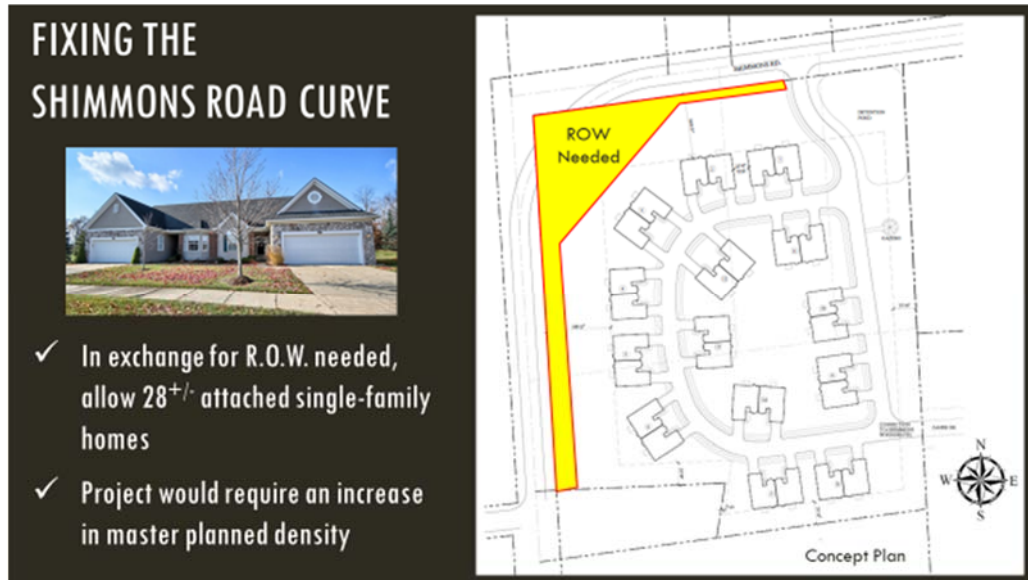
First, allow a slight increase in the housing density incentive to encourage developers to save open space, woodlands, and other natural features. It works by allowing the clustering of homes, which leaves excess land as permanently preserved open space. An increase from 2.5 to 3.0 homes per acre is proposed to the current policy to help make the open space development option more attractive to home builders, as shown below. The existing requirement that caps conventional developments at 2.0 homes per acre would remain in place.



Second, allow attached duplex-style units in only open space developments similar to those constructed in the Arbor Cove and Auburn Grove condominium projects, as shown below.



Third, change the master plan designation from “single family residential” to “single family residential transitional” for the properties adjacent to the Simmons Road curve, near the Oakland Christian School in the location shown below. The amendment will allow an open space development with attached duplex-style units and an increase in housing density from 2.5 to 3.5 homes per acre (not to exceed 28 homes). The increase in density is being provided as a financial incentive for the property owners to dedicate their land, at no cost to the City, so that the City may improve the curvature of that portion of the road in the future.



Fourth, change the master plan designation from “single family residential” to “non-residential transitional” for the Kensington Community Church (KCC) and Rochester Soccer Club (RSC) properties, which are located east of Bald Mountain Road and south of Dutton Road (shown below).

- A. KCC has requested the amendment due to the results of methane testing on the site, reports of a closed landfill on the property, and consideration of adjacent industrial land uses. This change would allow “clean industrial” development on the property similar to the VAST building located across the street, west of Bald Mountain Road. No vehicular access would be permitted to Bald Mountain Road and high quality development with extensive landscape greenbelts would be required.
- B. RSC has requested the amendment to allow an anticipated expansion of their soccer facility on the east side of their existing parking lot. The master plan designation would allow “clean industrial” development if RSC were to decide to vacate the site in the future.



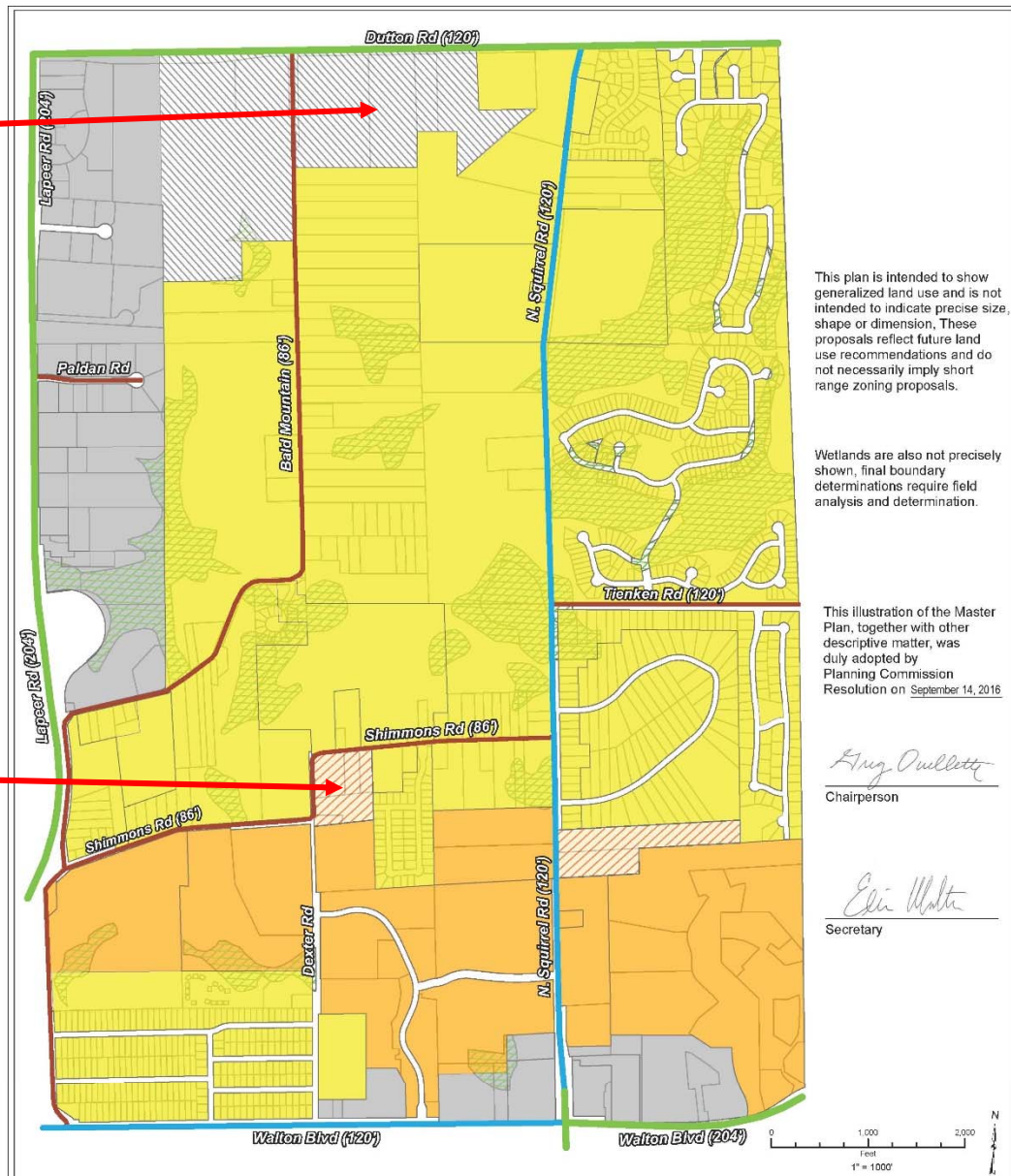
Computer rendering created which shows how the properties could be redeveloped

The map below illustrates the proposed changes along with minor adjustments to the planned ROW widths for Dutton Road, Tienken Road, N. Squirrel Road, and M-24.

Change #4

Change #3

Changes #1 and #2



This plan is intended to show generalized land use and is not intended to indicate precise size, shape or dimension. These proposals reflect future land use recommendations and do not necessarily imply short range zoning proposals.

Wetlands are also not precisely shown, final boundary determinations require field analysis and determination.

This illustration of the Master Plan, together with other descriptive matter, was duly adopted by Planning Commission Resolution on September 14, 2016

Krug Ouellette
Chairperson

Elin Walter
Secretary

Planned Land Use Classification

- Single Family Residential
(2.0 Units Per Gross Acre - Conventional Development)
(3.0 Units Per Gross Acre - Open Space Development)
- Multiple Family Residential
- Single Family Residential Transitional
- Non-Residential
(Technology / Office Development)
- Non-Residential Transitional
(Technology / Office Development)
- Wetlands

Planned Road R.O.W.

- Major Thoroughfare
(150'-204' R.O.W.) 5 Lanes or Boulevard
- Thoroughfare
(100'-120' R.O.W.) 3-5 Lanes
- Major Collector
(86'-100' R.O.W.) 2-3 Lanes
- Collector
(60'-80' R.O.W.) 2 Lanes
- Other Roads

Northeast Corner Neighborhood Master Plan

City of Auburn Hills

Oakland County Michigan

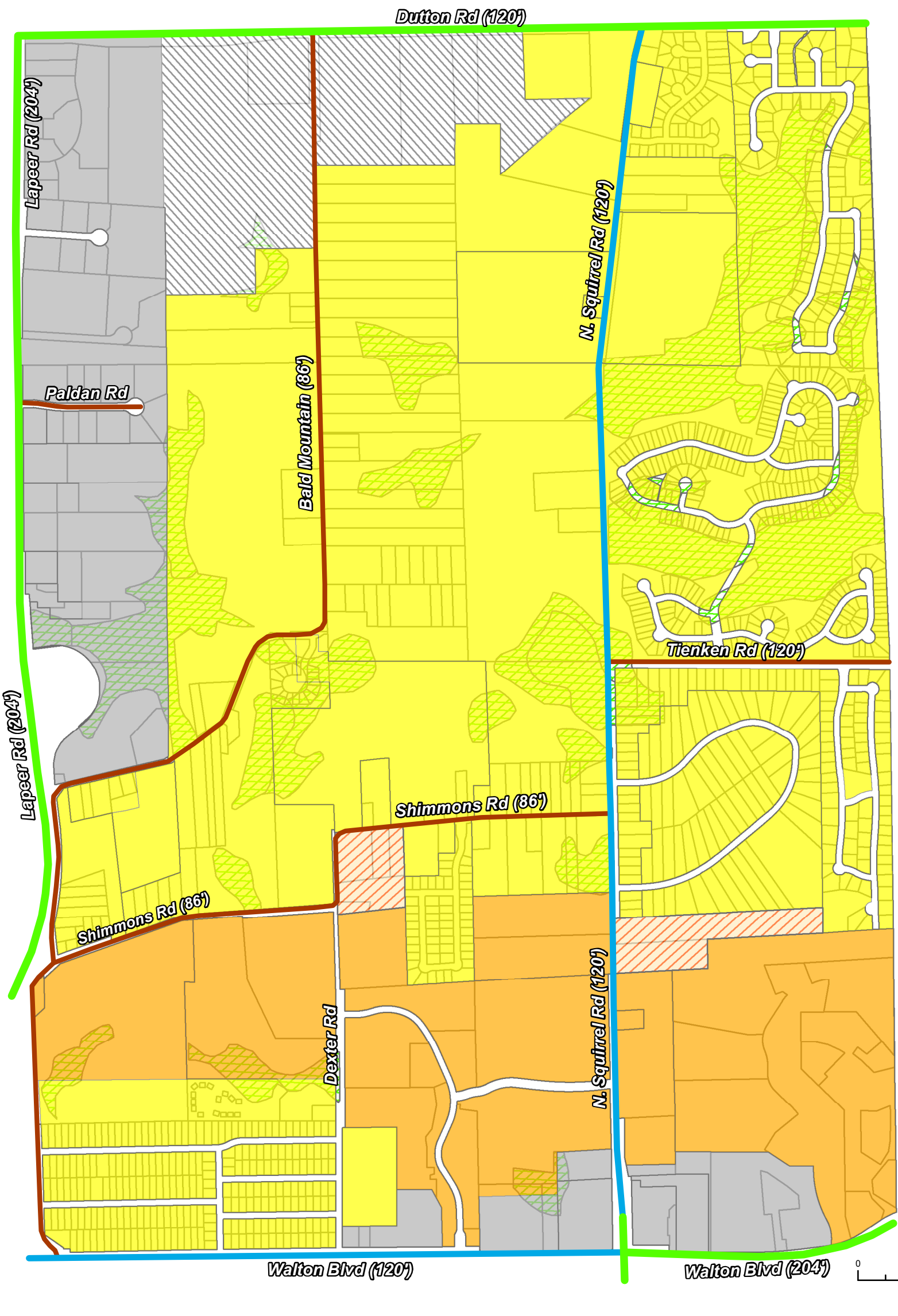
City of Auburn Hills Planning Commission



In coordination with the Community Development Department

Map Published: September 14, 2016

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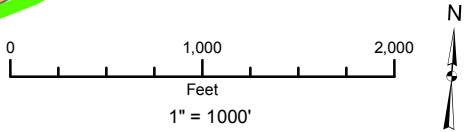
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