## City of Auburn Hills Planning Commission

# Vinewood Neighborhood Master Plan

The *Vinewood Neighborhood Master Plan* is a policy guide created by the Planning Commission to assist City officials, residents, and land developers in preparing for future growth and change within the Vinewood Neighborhood.

The Vinewood Neighborhood is the area bounded to the north by Taylor Road, south by Collier Road, west by Joslyn Road, and east by the Fieldstone Golf Course.

This plan is a powerful expression of the City's intentions, ultimately serving as a basis of support for the Zoning Ordinance. It can improve the City's legal basis when making zoning decisions, as the courts have consistently found that one of the methods in determining the "reasonableness" of a Zoning Ordinance is whether it is in conformance with the Master Plan.

## Location Map

## Residents Set the Course

The highlight of the planning process was the outstanding participation provided by area residents. The Planning Commission sponsored an event called the ***Vinewood Neighborhood Visioning Meeting*** on February 6, 2002, in which over 50 persons attended. Those attending were asked to answer the following question: *"What do you want/not want the Vinewood Neighborhood to look like in the future?***"**

The following were the top responses:

1. No multiple family residential/only single family homes - No cluster or attached housing
2. Rezone to R-1A, with a stipulation that existing smaller lots be "Grandfathered In" - No new lots smaller than 20,000 square feet
3. Need park area or open space development
4. Larger lot size/lot width - Reduce number of homes allowed per acre
5. Minimum size of dwelling unit shall be 1,200 square feet

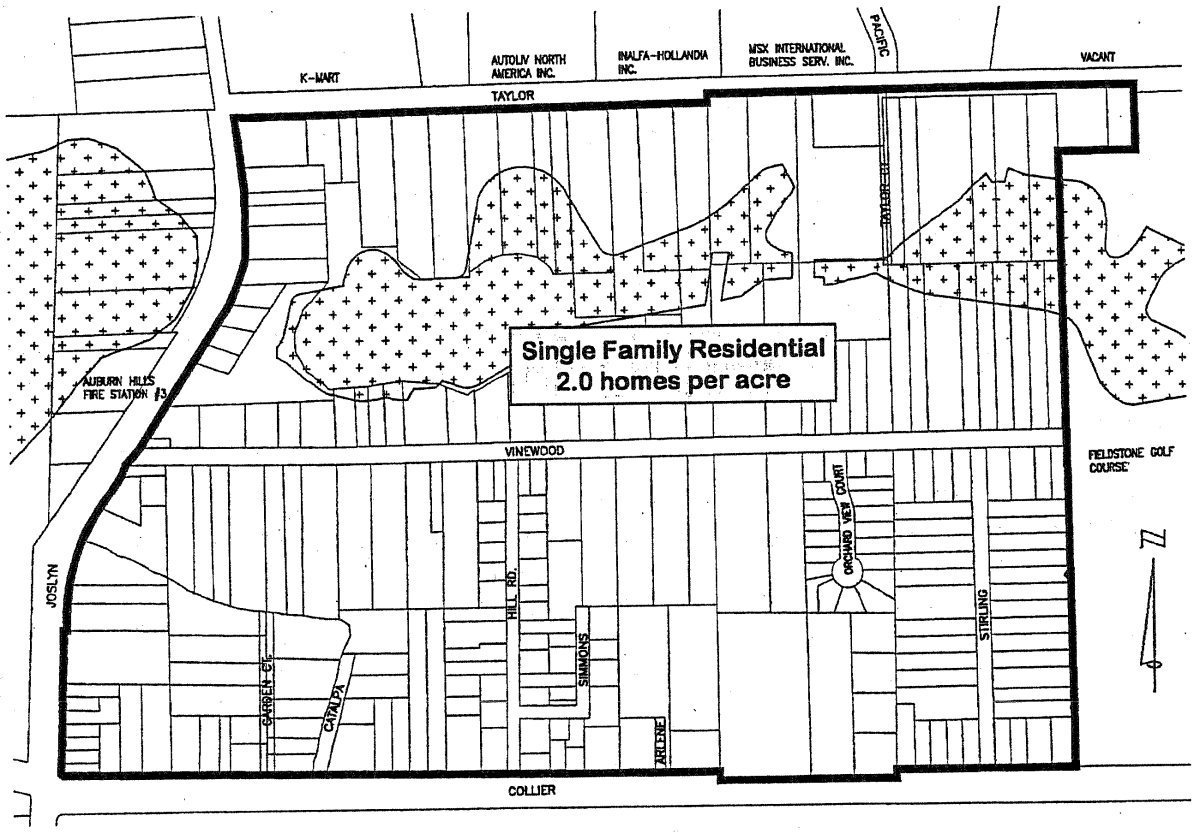
## Future Land Use and Recreation Goals

After reviewing the results of the neighborhood visioning meeting, the Planning Commission formulated the following land use and recreation goals for the Vinewood Neighborhood:

1. **<u>Preserve and protect the existing residential character of the Vinewood Neighborhood</u>:**
   - Redevelopment that increases the intensity of land use beyond the master planned density of two (2.0) homes per acre shall be prohibited.
   - Attached housing units and planned unit developments shall be prohibited.
   - Future road connections to Taylor Court, Arlene, Catalpa, and Garden Court shall be discouraged unless improved to current City standards.
   - Nonresidential uses shall not be allowed to locate in areas master planned for residential development.
2. **<u>Provide recreation opportunities within the Vinewood Neighborhood</u>:**
   - The development of a small park in a central location shall be encouraged. The park shall include picnic areas, a playground, and other passive recreational uses.
   - The feasibility of installing a bike path along the east side of Joslyn Road, between Collier Road and Taylor Road, shall be reviewed within the next five (5) years.

*Various photos taken at the neighborhood visioning meeting*

# Vinewood Neighborhood Master Plan Future Land Use Map




LEGEND

EXISTING WETLANDS

VINEWOOD NEIGHBORHOOD BOUNDARY

**Future Plan for the Neighborhood**

**The Vinewood Neighborhood is master planned for single family residential land use. Residential density shall not exceed two (2.0) homes per acre. Attached housing and planned unit developments shall be prohibited within the neighborhood.**

## City of Auburn Hills
## Oakland County, Michigan

This illustration of the Future Land Use Map, together with other descriptive matter, was duly adopted by Planning Commission resolution on March 7, 2002.

Harry D Beckett
Chairperson

A. Schroomfield
Secretary

**CITY OF AUBURN HILLS**
**SPECIAL JOINT CITY COUNCIL/PLANNING COMMISSION MEETING**

**March 7, 2002**

**CALL TO ORDER:** Mayor Harvey-Edwards called the City Council/Planning Commission Meeting to order at 7:30 p.m. with the Pledge of Allegiance.

**ROLL CALL PLANNING COMMISSION:**

| | |
|---|---|
| Present. | Beckett, Beidoun, Hurt-Mendyka, Marien, McKissack, Nahass, Newkirk, Ouellette, Schoonfield |
| Absent. | None |

**ROLL CALL CITY COUNCIL:**

| | |
|---|---|
| Present. | Mayor Harvey-Edwards, Mayor Pro Tem Pillsbury, Council Members Kittle, McDonald, McMillin, Newkirk, Sendegas |
| Absent. | None |
| Also Present. | City Manager Ross, Community Development Director McBroom, City Planner Cohen, TIFA Chairperson Bennett<br>19 Guests |

**LOCATION:** Civic Center, 1827 N. Squirrel Road, Auburn Hills MI 48326

**PERSONS WISHING TO BE HEARD** - none.

**REVIEW AND APPROVAL: VINEWOOD NEIGHBORHOOD MASTER PLAN**

Mr. Ross explained the undertaking of neighborhood planning is a unique venture by including the residents' input as to how they'd like to see the neighborhoods developed. Mr. Ross thanked the City Council, the Planning Commission, and the residents for taking the time to develop a Master Plan for this area.

Mr. Cohen explained input was being sought regarding the long range development plan for this neighborhood. Mr. Cohen indicated in February the Planning Commission came up with a future land use plan for this neighborhood as follows:

1. Only Allow Single Family Homes
   - No apartments, no duplexes, no offices, and no commercial

2. Only Allow Two Homes Per Acre
   - Generally half acre lots

Mr. Beckett opened the public hearing at 7:35 p.m.

**Mr. Mike Papp**, 1216 Taylor Road, questioned how half acre lots can be made with the long narrow lots that exist in the neighborhood and if there might be a road constructed to access the back halves of the lots. Mr. McBroom's response stated the purpose of the Master Plan is to guide future development on what type of development could be achieved in this neighborhood. Ms. Harvey-Edwards asked if there was a minimum frontage width that would be need to be met. Mr. McBroom explained the Master Plan doesn't set specific lot widths or overall lot sizes, those requirements are stated in the zoning ordinance. The Master Plan indicates an overall goal of half acre lots or two homes per acre. Ms. Harvey-Edwards questioned the possibility of lot splits being done with one house in the front and another house in the back using a common driveway. Mr. McBroom stated the land division ordinance would currently allow such a land split, however work is underway to amend the land division ordinance and the zoning ordinance to prohibit that type of front to back lot split.

**Mr. Rich Moran**, 1570 Taylor Road, described his unusual piece of property, noting he had spoken with Mr. Cohen some time ago about splitting his lot, but because of the width to depth ratio it couldn't be done. He asked if this new zoning would make splitting his lot possible. Mr. Cohen noted property must meet a 4 to 1 ratio, meaning the length cannot be more than four times the width. Mr. Cohen explained with the new Master Plan this lot still couldn't be split because the zoning ordinance would mandate a lot width of 100 feet and Mr. Moran' s property currently is approximately 160 feet wide by 600 feet deep. Mr. McBroom noted the 4 to 1 ratio is an ordinance requirement for the City as well as a requirement in State law. Mr. McBroom suggested Mr. Moran may be able to pursue the issue at the Zoning Board of Appeals.

**Mr. Armen Tafrallan**, 3284 Joslyn Road, believed the Master Plan would change the zoning of property along Joslyn Road to commercial once Great Lakes Crossing and Kmart were constructed. He doesn't want his property to become R-1A with the rest of the Vinewood Neighborhood, and is opposed to zoning his property residential. Mr. Beckett replied that the current long range Master Plan has been in effect for quite some time and the Master Plan shows the property along Joslyn Road is zoned predominately residential. Mr. Tafrallan noted the property across Joslyn Road is zoned commercial and he doesn't understand why the east side of Joslyn Road would be restricted to residential. Responding to Mr. McMillin, Mr. McBroom explained "predominately residential" could indicate there is some land not zoned residential, however there are other principles involved in a rezoning and it must be taken into account the surrounding land uses and zonings. Mr. Schoonfield stated the Master Plan for this area was adopted approximately 12 years ago, and the term "predominately residential" was intended to indicate strictly residential uses but not limited to single family.

**Mr. Ron Usher**, 1153 Vinewood, stated he doesn't want subdivisions being built in this area creating more traffic and congestion.

**Mr. Chris Rospierski**, 1470 Vinewood, is in agreement with the new Master Plan and doesn't want small subdivisions being built in the area. He agreed there is too much traffic of all types, cars, motorcycles, and snowmobiles.

**Mr. Tom Strangway**, 1196 Vinewood, agrees with the Master Plan proposal. He would like the area to stay as it is without a number of small subdivisions, however the possibility of making Joslyn Road something other than residential he would agree with.

**Mr. Al Doran**, 1250 Taylor Road, disagrees with not allowing him to split his lot front to back. Mr. Doran feels this will restrict the property owners from improving their property and new construction along Taylor. Mr. Doran asked who will benefit from restricting the lot size, the City or the residents. It was confirmed for Mr. Doran that the long range Master Plan was a result of the development on Vinewood. Mr. Doran didn't feel the people along Taylor Road were in the same type of situation as the rest of the neighborhood, since the properties along Taylor Road face commercial buildings. He had hoped multifamily apartment complexes would be built along Taylor with lake access. Mr. Doran noted because of Pontiac schools there would never be any expensive housing constructed in the area.

Clarifying the width to depth ratio, Mr. McBroom explained the State law as well as the City ordinance requires the depth can't exceed four times the width when splitting a lot. Mr. McBroom stated this is to prohibit lots from becoming bowling alley type lots where the home is so far off the road it hinders emergency services. Mr. McBroom believes the 4 to 1 ratio is reasonable. The purpose of the long lots years ago was to allow for septic systems and wells to be installed, explained Ms. Hurt-Mendyka.

Ms. Hurt-Mendyka explained the study in this area came about because of commercial development as well as the influx of residential areas being constructed throughout the City. As currently zoned, the Vinewood Neighborhood between Taylor Road and Vinewood Road, east of Joslyn Road, currently has 54 homes with 122 estimated residents. The build out scenario that exists today with the current zoning would allow for 233 to 280 potential homes and 523 to 631 potential residents. The proposed Master Plan scenario would decrease the density resulting in 137 potential homes and 308 potential residents. The property located between Vinewood Road and Collier Road, east of Joslyn Road, currently has 134 homes with 302 estimated residents. The build out that exists with the current Master Plan would allow for 396 to

435 potential homes and 892 to 979 potential residents. The proposed Master Plan with reduced density would allow only 193 potential homes and 435 potential residents. The proposed Master Plan intends to lower the density, thereby protecting the residents from a number of small subdivisions as indicated by the residents at the visioning meeting.

Mr. McMillin affirmed for Mr. Usher that this Master plan is intended to prevent someone from purchasing a few adjacent lots and constructing a small subdivision.

Responding to Ms. Harvey-Edwards, Mr. Cohen stated the resident with the property that measures 139 feet wide by 637 feet deep would not be able to split his property length wise, but it could be split front to back. Mr. Cohen replied to the resident that he would need to petition the City Council for a land division to put a house behind a house, this would meet the 4 to 1 ratio. Mr. McBroom intervened to mention there is discussion currently underway to prohibit these flagged lots, even though they are currently allowed. Mr. McBroom reported that if the ordinance was amended a public hearing notice would be published in the Oakland Press, but there would not be any notices mailed.

Mr. Moran was distressed with the prospect of dividing his property front to back and losing the beautiful wooded view he currently has because of the 4 to 1 ratio stipulation.

Mr. McBroom explained the term "grandfathered" - by changing the zoning ordinance if a lot becomes nonconforming it can continue to be nonconforming.

Mr. Doran asked about the park that was mentioned. Mr. Beckett explained during the visioning meeting it was established that the residents would enjoy a park in the neighborhood. Mr. Doran questioned why the park behind Fire Station 3 (prior to the station construction) was never replaced. None of the City Council members or Planning Commissioners were aware of a park at the Fire Station. Mr. Doran was concerned with having a public park in the neighborhood, suggesting the neighbors nearest to the park would be policing the area, calling and complaining to the City, and putting up with gangs and other unwanted elements. Mr. Beckett commented that a small neighborhood park is what was discussed, similar to other parks in the City. Mr. Beckett indicated the park in his neighborhood is not noticeable and is no more than 2 acres in size and is enjoyed by the neighborhood children. Mr. Beckett assured Mr. Doran that there had been no decisions on where a park might be constructed in the area and that input from the neighbors will be needed. Mr. McBroom noted meetings would be held with the residents when the time came for constructing the park.

Mr. Doran listed some complaints he had: trash blowing from the commercial property across the street; dead trees not being replaced; no bike path on Vinewood; and abandoned houses in the area.

Ms. Harvey-Edwards indicated it wasn't on the Safety Path Master Plan for bike paths to be installed on Vinewood, explaining residents didn't want the pathways intruding in their front yards and losing privacy.

Mr. Ross addressed the abandoned house issue noting as long as there aren't any laws or ordinances being broken and the house is in decent condition and secured there is nothing that can be done, since Michigan is a very strong property rights state. The process of demolishing abandoned houses is lengthy, as attested by Mr. Doran. Mr. Ross indicated the City will inspect the vacant houses and get notices out to the owners of any violations. Mr. Doran asked if rental property needed to meet certain criteria. Mr. McBroom replied many cities with a large number of rental units may have separate ordinances such as annual inspections of rental properties, however Auburn Hills has no such ordinances. There was a brief discussion on implementing such an ordinance, and Mr. Beckett suggested the issue be looked at. Mr. Ouellette suggested a landlord license that would be renewable each year. Mr. McBroom believed with the construction of new homes selling for $180,000 and up, it would increase the chances for rental properties to be cleaned up and possibly rebuilt. Residents didn't agree with Mr. McBroom regarding new housing being built and selling for such a large amount of money while in the Pontiac school district.

Replying to a resident, Mr. Ross assured him that the City does not pay for any of the infrastructure for a new subdivision, it is entirely funded by the developer prior to the construction of any homes. Mr. Ross

noted it is an economic issue on how quickly the homes can be built and sold to keep a project from dragging on for years and years. Mr. Rospierski had a concern with the amount of construction traffic that would be tearing up the road.

Mr. Ross announced the City of Pontiac plans to budget money toward the paving of Collier Road, between Stirling and Joslyn Roads, for next summer.

A City Side Market owner indicated he and 10 others owned the rental property that Mr. Doran had negatively referred to earlier in the evening, noting he was for the demolition of the house, but also indicated a landlord doesn't have the right to interfere in the lives of his tenants.

Mr. Ross asserted there has been follow up done on the dead trees Mr. Doran referred to with the Drain Commission. However, once the project is turned over to the City, the City can get in touch with the contractor to replace any dead trees before the two year deadline is reached.

Mr. Pillsbury questioned where Giddings Road fell into this plan. Mr. McBroom noted Giddings Road was listed on the existing Master Plan as residential and would continue to be residential even though it is not shown on the proposed Master Plan. Mr. McBroom explained the City does not have to grant a rezoning to another residential classification if it chooses not to.

Mr. McDonald questioned if this new zoning would precipitate a number of requests to the Zoning Board of Appeals for lot splits, noting the lots must be half acre lots. Mr. McBroom said the majority of lots currently meet the minimum half acre requirements, but other variances requested may be changing the 4 to 1 ratio. Mr. McBroom explained if this plan is adopted the next step would be to rezone the property to R-1A zoning classification, even though it will make a number of lots nonconforming. Mr. McBroom indicated there would be another discussion related to the rezoning of this area and how it could remain as it is.

Ms. Harvey-Edwards noted two lots discussed this evening are both nonconforming lots, with the 4 to 1 ratio and would need to go before the Zoning Board of Appeals for land divisions regardless of the current Master Plan or the proposed Master Plan.

Mr. McKissack remembered the vast majority of the residents who showed up for the visioning meeting wanted the area to remain with large lot sizes as demonstrated in the proposed Master Plan.

Mr. Schoonfield read into the record a copy of a letter submitted by Mrs. Mary Jane Nelson, 1130 Vinewood as follows:

> *March 4, 2002*
> *City of Auburn Hills Community Development Dept.*
> *Vinewood Neighborhood Master Plan*
> *Orchard View Court looks to be about, maybe no more than 6 ac.*
> *But it shows to have 21 lots, plus a long road with a loop?*
> *If your map is true to size there should be no more than eleven lots. For the road it self would take a large parcel.*
> *All new homes -- not less than 1/2 ac per home.*
> *Please read at public hearing on Thursday, March 7, 2002 at 7:30 p.m.*
> *Master plan on map looks to be a clustered mess, real little lots.*
> *Do hope people buying new home also are going to have nice size lots also.*
> *Mary Jane Nelson*

Ms. Sendegas asked Mr. McBroom what would happen to the home that burns to the ground on a nonconforming lot. Mr. McBroom explained the owner of any lot that exists today that becomes nonconforming due to a change in the ordinance is entitled to build on that lot providing other ordinance requirements are met such as setbacks and maximum building height. You can't split a nonconforming lot making it smaller. Mr. McBroom responded to Ms. Sendegas by explaining there will be discussion on the zoning for this area.

Mr. McMillin noted during the visioning meeting a resident living on Joslyn Road indicated he was also in favor of commercial development along Joslyn. Mr. McMillin questioned why along Joslyn Road it was zoned for residential and why not office or commercial. Mr. Ross recollected when the property on the west side of Joslyn was proposed for rezoning there were many residents opposed to the rezoning who wanted it to remain residential. Mr. McMillin was curious as to how the residents felt about the zoning along Joslyn Road. Mr. McBroom recalled comments from residents that they wanted the area to remain single family residential developments, however Joslyn Road was never singled out for discussion.

Mr. Doran believed, since commercial is across the street, that site condominiums would be a choice for Taylor Road. He did indicate if commercial buildings were allowed on Joslyn Road, the homes would be facing the back of commercial buildings and putting up with the trash and other unwanted things.

Ms. Marien asked Mr. McMillin what percentage of property is residential as compared to commercial, and isn't the City trying to encourage residential development. Mr. McBroom stated the land use is approximately 50/50. Mr. McMillin stated he suggested it only because Joslyn Road is a busy street and people may have purchased property along Joslyn anticipating it becoming commercial. Mr. Pillsbury felt the residents he spoke with during the visioning meeting weren't opposed to a different zoning along Joslyn Road, however they didn't want the entire neighborhood rezoned to commercial.

Mr. Ouellette suggested the pond in the neighborhood be used as an asset by highlighting the pond instead of Joslyn Road with homes being built facing the water.

Ms. Hurt-Mendyka's group of residents from the visioning meeting commented they weren't as enthusiastic to have commercial along Joslyn Road if their side yard was abutting commercial property and decided it should remain residential.

Mr. McBroom stated if the consensus is to leave the door open for commercial development along Joslyn Road this plan shouldn't be adopted, because it closes the door to commercial.

Mr. Rospierski believed all the residents he came in contact with at the visioning meeting wanted single family residential and nothing else. Mr. Rospierski suggested maintaining the business that the City has and not adding new ones resulting in vacancies and traffic problems. Mr. Rospierski noted with the curve on Joslyn Road and the fire department across the street, that an office complex may create too much traffic that could hinder a fire run.

Since there were no further questions, Mr. Beckett closed the public hearing at 9:17 p.m.

**Ms. Hurt-Mendyka moved to approve the resolution adopting the Vinewood Neighborhood Master Plan as follows:**

At a special joint meeting of the Auburn Hills City Council and the Auburn Hills Planning Commission, Oakland County, Michigan, held in the Council Chambers at the Auburn Hills City Hall at 1827 N. Squirrel Road, Auburn Hills MI 48326 at 7:30 p.m., on the 7th day of March, 2002

The following resolution was offered by Planning Commissioner Hurt-Mendyka and supported by Planning Commissioner McKissack:

WHEREAS, the Auburn Hills Planning Commission has diligently pursued the development of a new Master Plan for the Vinewood Neighborhood for the City of Auburn Hills; and

WHEREAS, on March 7, 2002 a duly constituted public hearing was held at which a quorum of the Auburn Hills Planning Commission was present, and at which hearing public comments pertaining to the proposed Vinewood Neighborhood Master Plan were heard in accordance with Act 285 of The Public Acts of 1931, as amended.

NOW THEREFORE, IT IS RESOLVED, that the contents of this document together with all maps attached to and contained herein, are hereby adopted by the Planning Commission as formal amendments to the Generalized Long Range Master Land Use Plan, and said plan shall be called the **VINEWOOD NEIGHBORHOOD MASTER PLAN** for the City of Auburn Hills, Oakland County, Michigan.

**Supported by Mr. McKissack**
**VOTE: Yes: Beckett, Beidoun, Hurt-Mendyka, Marien, McKissack, Nahass, Newkirk, Ouellette, Schoonfield**
**No: None**

**Motion Carried (9-0)**

**Mr. Pillsbury moved to adopt the resolution of support for Vinewood Neighborhood Master Plan as follows:**

At a special joint meeting of the Auburn Hills City Council and the Auburn Hills Planning Commission, Oakland County, Michigan, held in the Council Chambers at the Auburn Hills City Hall at 1827 N. Squirrel Road, Auburn Hills MI 48326 at 7:30 p.m., on the 7th day of March, 2002

The following resolution was offered by Mayor Pro Tem Pillsbury and supported by Councilperson Newkirk:

WHEREAS, the Auburn Hills Planning Commission has diligently pursued the development of a new Master Plan for the Vinewood Neighborhood for the City of Auburn Hills; and

WHEREAS, on March 7, 2002 a duly constituted public hearing was held at which a quorum of the Auburn Hills Planning Commission was present, and at which hearing public comments pertaining to the proposed Northeast Corner Neighborhood Master Plan were heard in accordance with Act 285 of The Public Acts of 1931, as amended; and

WHEREAS, the contents of this document together with all maps attached to and contained herein, are hereby adopted by the Planning Commission as formal amendments to the Generalized Long Range Master Land Use Plan, and said plan shall be called the **VINEWOOD NEIGHBORHOOD MASTER PLAN** for the City of Auburn Hills, Oakland County, Michigan.

NOW THEREFORE, IT IS RESOLVED that the Auburn Hills City Council supports the **VINEWOOD NEIGHBORHOOD MASTER PLAN** as presented by the Auburn Hills Planning Commission.

**Supported by Mr. Newkirk**

Responding to Mr. McMillin, Mr. Cohen stated approximately 350 notices were sent out to residents, however under State law regarding Master Plans, the City is not required to send notices to individual residents, only to publish in the area newspaper.

Mr. Kittle questioned how this Master Plan adoption would effect the Orchard View subdivision. Mr. McBroom explained the site plan had been approved by City Council, however the site plan does have a time limit which the developer has to work in or seek new approval. However, this Master Plan change will not affect the site plan. Mr. McBroom indicated there is another plan in the process of getting approved and since it was submitted two or three months ago prior to the Master Plan change it will not be affected by any changes. Mr. McBroom indicated Mr. Beckerleg, City Attorney, remarked since this application was prior to the Master Plan amendment it would not be affected unless the application was withdrawn or a new application was submitted. An amendment to the current application will need a legal opinion from Mr. Beckerleg, stated Mr. McBroom. Responding to Ms. Nahass, Mr. McBroom suggested her question regarding a new site plan submitted for Orchard View and possibly being declined by City Council should be answered by Mr. Beckerleg.

Mr. McBroom noted for Ms. Marien that the site plan submitted for this neighborhood was revised with one less lot and the road was shifted to the west.

**VOTE: Yes: Harvey-Edwards, Pillsbury, Kittle, McDonald, McMillin, Newkirk, Sendegas**
**No: None**

**Motion Carried (7-0)**

Mr. McBroom suggested amending the zoning in the Vinewood Neighborhood to conform with the Master Plan as the next step.

Mayor Harvey-Edwards adjourned for a break at 9:26 p.m. The meeting reconvened at 9:40 p.m.

Mr. Cohen presented the zoning plan which he stated the Planning Commission as well as Mr. Beckerleg felt best implemented the Master Plan. Mr. Cohen explained currently north of Vinewood is zoned R-3, which allows 6,600 sq. ft. lots with 50 foot frontage, the proposal is to rezone that area to the R-1A district which allows 20,000 sq. ft. lots with 100 foot frontage which would be consistent with the two units per acre. The majority of property north of Vinewood are lots larger than an acre and larger than 20,000 sq. ft. Certain areas south of Vinewood would be rezoned from R-4, which allows 6,000 sq. ft. lots with 50 foot frontage to the R-1A. It is suggested to leave existing developments or small lots configurations alone, to not cause nonconforming lots. Continuing, Mr. Cohen noted these are existing neighborhoods developed along Hill Road and Sterling Road that would not be able to meet the R-1A zoning district. It was also the opinion of the City Attorney that the two developments (one already approved and the one that is in the process) should be left as R-4, since they were prior to this Master Plan amendment. Over all this creates a few nonconforming situations, with the majority of the problem being many of the lots were previously 132 feet wide and over time had been split to 66 feet wide. Many of these lots are over an acre in size with a few lots smaller than 20,000 sq. ft. Mr. Cohen explained this area developed during the depression and was platted as such so each family would have ample space to have a garden or farm to be self sufficient.

Mr. Cohen continued, stating when two nonconforming lots are owned by the same individual and one is vacant, the ordinance mandates that the lots must be combined to make a conforming lot. Continuing, Mr. Cohen explained that would influence eight (8) property owners throughout this neighborhood that would need to apply for a variance, land exchange, or may not be allowed to develop as much property as thought.

Mr. Cohen stated there would be very few ways to rezone in this area without creating nonconforming situations. This zoning would still allow for the property to be developed, just at a lesser density amending from R-4 of 6,600 sq. ft. lots to R-1A with 20,000 sq. ft. lots.

Replying to Ms. Harvey-Edwards, Mr. Cohen stated with a 20,000 sq. ft. lot you must also meet the 100 foot frontage requirement. Mr. Cohen also noted, based on the recommendations from residents at the visioning meeting, that the side yard setbacks be amended to 7.5 feet from 5 feet for all the R-1A districts City wide.

Ms. Marien understood during the Planning Commission meeting that all lots be R-1A lots, even though it would create nonconforming lots, except for the two new developments. Mr. Beckett remembered the decision as suggested by Mr. Cohen.

Mr. McDonald questioned if increasing the side yard setbacks wouldn't be creating more problems. Mr. McBroom replied that with 20,000 sq. ft. lots with 100 feet in width, that the five foot setback is quite odd on a large parcel. As the lot sizes get larger, setbacks should increase as well. Mr. Cohen noted existing lots would stay at five feet, however any new construction would have to meet the 7.5 foot side yard setback. Mr. McBroom didn't believe that a 100 foot wide lot with 15 feet of setback would be difficult to construct a new house. Mr. Pillsbury noted his house does extend almost 85 feet.

Mr. Ouellette questioned if Garden Ct., Catalpa, and Simmons are conforming streets and could property be developed. Mr. McBroom explained they could develop because the streets are existing conditions, however if the streets were to be extended they would need to meet today's street requirements.

Mr. Cohen explained the way the Master Plan is written, it states all new developments shall be developed at two (2) units per acre. The City could do a City initiated rezoning of those properties based on what the Master Plan states and the City is not obligated to approve a plan if it doesn't achieve what the Master Plan states.

Ms. Harvey-Edwards asked what the harm would be of making the entire area R-1A, even though they would be nonconforming lots. Mr. McBroom explained according to Mr. Beckerleg, a few nonconforming

lots here and there is acceptable. Having an entire subdivision nonconforming is where you put the Master Plan and zoning ordinance in jeopardy with the courts. The lots that are noted as nonconforming are large over one acre lots. Mr. Cohen explained the lots are 66 feet wide and 18,000 sq. ft., the reason they were left R-4 was to meet the 50 foot frontage. They could be rezoned to R-2, as discussed by the Planning Commission, however why rezone property for such a minimal change. Ms. Harvey-Edwards felt by leaving some of the property zoned R-4 it was subject to the possibility of becoming another large density subdivision.

**ADJOURNMENT**
**Mr. Kittle moved to adjourn the meeting.**
**Supported by Ms. Marien.**
**VOTE: Yes: All**
**No: None**

**Motion Carried**

The meeting was adjourned at 9:55 p.m.

Kathleen Novak
Records Retention Clerk

## City of Auburn Hills
## Oakland County, Michigan

# Vinewood Neighborhood Master Plan

## Notice of Public Hearing

The City of Auburn Hills Planning Commission will hold a Public Hearing on **Thursday, March 7, 2002 at 7:30 p.m.** in the City Council Chambers which is located at 1827 N. Squirrel Road, Auburn Hills, MI 48326.

The purpose of the Public Hearing is to receive public input on the City's recently completed draft of the Vinewood Neighborhood Master Plan. The Plan describes the Planning Commission's proposal for the long-range development of the area bounded to the north by Taylor Road, west by Joslyn Road, east by the Fieldstone Golf Course, and south by Collier Road.

The Vinewood Neighborhood Master Plan is a long-range policy statement for land use designed to assist City officials when making zoning and development decisions.

Written comments may be sent to the City of Auburn Hills Planning Commission, 1827 N. Squirrel Road, Auburn Hills, MI 48326 prior to the date of the Public Hearing. A draft copy of the master plan is enclosed for review.

Helen R. Venos, City Clerk

Excerpt

**CITY OF AUBURN HILLS**
**PLANNING COMMISSION MEETING**

**February 21, 2002**

**CALL TO ORDER:** Chairperson Beckett called the meeting to order at 7:30 p.m.

**ROLL CALL:**

| | |
|---|---|
| Present. | Beckett, Hurt-Mendyka, Marien, McKissack, Newkirk, Ouellette, Schoonfield |
| Absent. | Beidoun, Nahass |
| Also Present. | Community Development Director McBroom, City Planner Cohen, Recreation Director Marzolf<br>3 Guests |

**LOCATION:** Civic Center, 1827 N. Squirrel Road, Auburn Hills MI 48326

**OLD BUSINESS**

**Vinewood Neighborhood Master Plan - Goals**

Mr. Cohen reviewed his memo dated February 15, 2002 as follows:

1. *Preserve and protect the existing residential character of the Vinewood Neighborhood:*
   *A) Redevelopment that increases the intensity of land use beyond the master planned density of two (2.0) homes per acre shall be prohibited.*
   *B) Attached housing units and planned unit developments shall be prohibited.*
   *C) Future road connections to Taylor Court, Arlene, Catalpa, and Garden Court shall be discouraged unless improved to current City standards.*
   *D) Nonresidential uses shall not be allowed to locate in areas master planned for residential development.*

2. *Provide recreation opportunities within the Vinewood Neighborhood:*
   *A) The development of a small park in a central location shall be encouraged. The park shall include picnic areas, a playground, and other passive recreations uses.*
   *B) The feasibility of installing a bike path along the east side of Joslyn Road, between Collier Road and Taylor Road, shall be reviewed within the next five years.*

Mr. Cohen distributed a letter that would be mailed to the Vinewood Neighborhood residents, alerting them to a public hearing to be held March 7, 2002 on the master plan changes. Responding to Ms. Marien, Mr. Cohen stated there would be approximately 200 letters mailed. (It was later determined that 340 were mailed.)

Mr. Schoonfield suggested the main idea for the development of the Vinewood area located on the third page of the letter being mailed to residents, be highlighted to bring it to the attention of the reader since this is the essence of the proposed change. Mr. Cohen agreed and would make it more visible.

Excerpt

**CITY OF AUBURN HILLS**
**SPECIAL PLANNING COMMISSION MEETING**

**February 14, 2002**

**CALL TO ORDER:** Mr. Beckett called the meeting to order at 7:30 p.m.

**ROLL CALL:**
Present. Beckett, Hurt-Mendyka, Marien, McKissack, Newkirk, Ouellette, Schoonfield
Absent. Beidoun, Nahass
Also Present. City Manager Ross, City Planner Cohen, Tax Increment Finance Authority Chair Bennett, City Attorney Beckerleg
4 Guests

**LOCATION:** Civic Center, 1827 N. Squirrel Road, Auburn Hills MI 48326

**OLD BUSINESS**

**Vinewood Neighborhood Master Plan**

Mr. Cohen introduced discussion on the results of the February 6, 2002 Visioning Meeting. The discussion centered on resident input, the majority of which focused on the desire for larger lot sizes and for there to be no attached housing.

Mr. Cohen, responding to a question about the City's Master Plan, explained the community has an overall generalized long range master land use plan, but is now developing elements for the different neighborhoods as part of that plan. He noted the neighborhood plans don't have to agree with each other in terms of open space development. Mr. Ross elaborated that if the residents of the Vinewood neighborhood don't want attached housing because it is not appropriate for that neighborhood, the stipulation can be an element of that neighborhood master plan and can be enforced because, under R-1A zoning, attached housing must be done through a PUD, which is discretionary on both the part of the Planning Commission and the City Council. He noted a PUD would not have to be approved if it was not in compliance with the neighborhood master plan.

Mr. Ross further explained if, as part of this neighborhood master plan, a statement is adopted that is supported in the evidence received from resident testimony and input that there should be no attached housing or planned unit developments in this neighborhood, that will guide the Planning Commission and the City Council in future decisions on development issues.

As requested, Mr. Beckerleg provided clarification on the definition of "cluster" housing by explaining that "cluster" housing is not necessarily attached housing, but rather housing that is concentrated in a smaller area to allow for expanded open space. Mr. Ross offered Heritage in the Hills as an example of cluster housing.

Ms. Marien broached the possibillty of creating a zoning district different from R-1A. Mr. Cohen and Mr. Ross agreed it could be done, but cautioned that it would be more problematic from an enforcement point of view and because of new State law requirements regarding cluster zoning.

Delving into the subject of the new State law, Mr. Beckerleg explained the law provides that for parcels of property with densities of 2.0 units/acre or less with no sewer or 3 units/acre or less with sewer the City must provide an open space preservation option. He continued, noting that the R-1A district has a density of 2.0 units/acre, which means it falls under the new law. Mr. Beckerleg, illustrating the effects of the law by using a 10 acre parcel as an example, explained the allowable density on that parcel, under R-1A zoning, would be 20 homes, but the law stipulates the developer must be allowed to preserve at least 20% of that parcel as open space, while still allowing 20 homes. Mr. Beckerleg noted the law means the City must allow the same number of homes (20) on the parcel regardless of how much of the parcel is preserved as open space, so that if the developer preserves 50% of the parcel as open space, 20 homes must be allowed on the remaining five (5) acres. Mr. Ross indicated the City's current ordinance does not comply with the law because the open space option is available only through a PUD, which is at the

discretion of City Council, while the new law says it is at the discretion of the developer. He further noted it appears the intent of the legislation is to allow all wetlands on a parcel to count for density calculation. Ms. Hurt-Mendyka suggested the zoning for the Vinewood neighborhood could mirror R1-A, limited to detached homes only. Mr. Beckerleg advised the City has until December 15, 2002 to adopt the new open space preservation option.

Mr. Cohen summarized the Vinewood Neighborhood Master Plan Goals as follows:

1. Preserve and protect the existing residential character of the Vinewood Neighborhood:
   A) Redevelopment that increases the intensity of land use beyond the master planned density of two (2.0) homes per acre shall be prohibited.
   B) Attached housing units and planned unit developments shall be prohibited.
   C) Future road connections to Taylor Court, Arlene, Catalpa, and Garden Court shall be discouraged unless improved to current City standards.
   D) Nonresidential uses shall not be allowed to locate in areas master planned for residential development.

2. Provide recreation opportunities within the Vinewood Neighborhood:
   A) The development of a small park in a central location shall be encouraged. The park shall include picnic areas, a playground, and other passive recreational uses.
   B) The feasibility of installing a bikepath along east side of Joslyn Road, between Collier Road and Taylor Road, shall be reviewed within the next five years.

Mr. Cohen then moved forward into discussion of possible master plan density. The Planning Commission believed the whole neighborhood should be master planned at 2.0 units/acre. Discussion ensued regarding rezoning parcels to R-1A. Mr. Cohen and Mr. Beckerleg did not object to setting the land use density at 2.0 units/acre in the neighborhood master plan and rezoning parcels to R-1A, but strongly advised the Planning Commission to keep current projects zoned R-4. Any development projects that fell through could then be rezoned to R-1A because the area would be master planned as such. Mr. Beckerleg touched on nonconforming lots created by rezoning to R-1A. He indicated nonconforming lots could be handled similarly to those in the Northeast Neighborhood Master Plan, in that the owner of a single lot which, under R-1A would be unbuildable, would still be able to build on that lot, but the owner of two or more contiguous lots would have to use the R-1A square foot requirement. He clarified that a structure on a nonconforming lot that burns down can be rebuilt to the same size. In advocating the R-1A zoning alternative for density, Mr. Beckerleg also noted that if someone challenges the zoning one argument that can be used is that it does not significantly follow the pattern of development as proved by the number of nonconforming sites. He advised limiting the number of nonconforming lots, and suggested one way of doing so would be to leave the existing subdivisions zoned as R-4.

Ms. Marien raised the issue of setbacks. Mr. Cohen indicated setback requirements are currently consistent throughout all the City's zoning districts. Mr. Schoonfield reported that over the years he has consistently received complaints about 5' side yards being too close. Ms. Hurt-Mendyka concurred that concern over small side yard setbacks were raised at the visioning meeting. Ms. Barbara Rospierski, 1470 Vinewood, concurred there is some concern with new parcels being developed too close to existing homes.

Mr. Beckerleg indicated side yard setbacks of 7.5' are fairly common in other municipalities. Mr. Cohen clarified that driveways do not have to be included in the setback, only structures. Discussion yielded a consensus to increase side setbacks to 7.5' and to increase front setbacks to 30'.

Some discussion ensued over concerns with leaving existing R-4 zoning intact. Ms. Hurt-Mendyka suggested rezoning an existing neighborhood from R-4 to the zoning at which it actually exists, possibly R-2. Mr. Beckerleg cautioned that a rezoning initiative could encounter resistance and suspicion from the residents. Mr. Cohen suggested asking the residents if they want their subdivision rezoned to R-1A at the master plan public hearing. *Further discussion was initiated by Ms. Marien of possibly extending R-1A zoning to additional lots in the master plan area and offering those property owners the option of being included in the rezoning implementation.

Mr. Cohen summarized the consensus of the Planning Commission as having the entire area master planned for a density of 2.0 units/acre.

Mr. Ouellette raised the issue of "stacked" lots, and Mr. Beckerleg reported he is working with the Community Development Department on methods of addressing that issue, indicating there are better ways than in the context of a neighborhood master plan.

Mr. Cohen outlined possible timing of the process, noting he hopes to have a joint meeting with the City Council on March 7th for the Neighborhood Master Plan Public Hearing, then discuss the results of the public hearing on March 21st and set a public hearing date for the change of the zoning map.

**Ms. Hurt-Mendyka moved to schedule a public hearing for March 7, 2002 to review the proposed master plan for the Vinewood Neighborhood. The Planning Commission proposed the neighborhood be master planned for single family residential land use. The residential density shall not exceed 2.0 homes per acre. Attached housing and planned unit developments shall be prohibited within the neighborhood.**
**Supported by Mr. Schoonfield.**
**VOTE: Yes: All**
**No: None**

**Motion Carried**

*Verbatim portion of the meeting - Ms. Marien noted at one time City initiated rezonings had been discussed. If those residents wanted to come into the City, would they have to go for a zoning changes or could it be part of this. Mr. Cohen: This would be treated like the northeast corner, the whole thing was a City initiated rezoning. Ms Marien: The lady that lives behind me, she has two pieces of property and on the map it show R-4 and it's not, she owns both of them so she would be considered R-1A. If she decided to have that type of zoning and she combined those pieces of property, could it be changed to R-1A then? Or does she, as far as the City initiated or does she have to do that. Ms. Hurt-Mendyka: She is right on a proposed area where it is R-1A at the abutting lots. So it wouldn't be encroaching, it wouldn't be out of place it would just be extending that R-1A zoning to her properties, because she already owns multiples lots that could fit in that if she would combine them. Ms. Marien: Is it something we would do? Making it more complicated Mr. Schoonfield: It will combine the lots but doesn't change the zoning. Ms. Hurt-Mendyka: No but it would be a conforming lot within that zoning rather than a non-conforming. Cause right now where it sits, it's an R-4 but it's right next to the R-1A. Glen: If she combined them part of it would be an R-4 and part of it would be R-1A. Ms. Hurt-Mendyka: No both of them right now are R-4. See these two lots right here, they're both R-4 and she owns both of them. Owned by the same individual. So that's what she's saying, can we extend that R-1A up into these lots if she was in agreement. Mr. Cohen: If this equals 20,000, these two parcels. Ms. Marien: Hers is bigger than mine, it's bigger than my piece, I know that as far as square footage goes. I was just wondering if that was an option that we could do. Mr. Cohen: Yeah, like for instance those on the west side, you have 13,000 and 9,000. You can, since they're both by the same ownership, if they want to , change it to R-1A, same thing with the next one up if they're the same ownership. Ms. Hurt-Mendyka: they are Ms. Marien: they are. Mr. Cohen: You can go all the way up to, half way through Hill Street. I'm sorry, you can go up to Ms. Marien: the third one there and then the rest of them are all, meet it too. This one won't and this one won't. Mr. Cohen: that brings me to the next question I was thinking about. If you can help me with this. Is that we're already making the whole area 2 units per acre, should we go ahead and make Hill Road the heart. See this breaker on the master plan or just rezone certain properties that have the characteristics of R-1A. For instance if this was 2 units per acre these two combined would be an R-1A. Same as the next one up. Ms. Hurt-Mendyka: If they choose to it, the point at which we're rezoning say, because we will be rezoning at a point in time and if they want to be included on that then they need to step forward. Mr. Cohen: So we're looking at master planning the whole neighborhood as 2 units per acre? Just implementing the areas that we can.
Ms. Hurt-Mendyka: yep. Mr. Beckett: Right (Mr. Beckerleg: not audible) Ms. Marien: What about wetlands? I'm trying to think if there's any Mr. Cohen: there's really no, we looked at that specifically, there's really no substantial wetlands south of Vinewood. And the drain is considered a wetland, it's mixed with wetlands and that's shaded in as a wetland. Greg: One question for clarification. Considering how

deep these lots are, and I'm not sure of dimensions, let's say it's 800 foot deep by 60, so what's that, 42,000 sq. ft? 48,000, I can get two lots in there then, right? It's bowling alley lot I could build a

**CITY OF AUBURN HILLS**
**PLANNING COMMISSION MEETING**

**February 6, 2002**

**CALL TO ORDER:** Mr. Cohen called the meeting to order at 7:15 p.m.

**ROLL CALL:**

| | |
|---|---|
| Present. | Beckett, Beidoun, Hurt-Mendyka, Marien, McKissack, Nahass, Newkirk, Ouellette, Schoonfield |
| Absent. | None |
| Also Present. | Community Development Director McBroom, City Planner Cohen, Recreation Director Marzolf, Building Official Spencer, Mayor Pro-Tem Pillsbury, Council Members McDonald, McMillin, and Sendegas, ERB members McKissack and Ostrowski, City Engineers Westmoreland and Garrett 35 Guests |

**LOCATION:** Public Safety Building Community Room, 1899 N. Squirrel Road, Auburn Hills MI 48326

Mr. Cohen introduced the City Council, the Planning Commissioners, the ERB members, City staff, and City consultants who were present.

Mr. Cohen explained to the residents the procedure for the meeting, stating groups would write down five of their most important ideas as to how they would like to see the Vinewood Neighborhood area of the City develop in the future. He continued saying all the ideas would be compiled and each resident in attendance would have five votes for what is most important to them.

Mr. Cohen noted the Purpose of the Visioning Meeting:
1. Brain Storming Exercise - What are the issues? What are the top priorities?
2. Provides Direction for Future Growth - Master Plan/Zoning
3. Opportunity to Provide Input at the Beginning of the Planning Process

Mr. Cohen recommended that the residents should not focus on the Pontiac school district issue. Mr. McBroom explained to the residents that the City Council and the Planning Commission have no control over the school district boundaries, it is strictly a State issue.

Mr. McBroom stated that all properties within the Vinewood Neighborhood were notified of this meeting via post card.

Discussion among the groups took place and a master list was created. The master list consisted of the five consensus issues raised by each group. Voting was completed and below are the top five responses:

1. No multiple family residential/only single family homes - No cluster or attached housing (38)
2. Rezone to R-1A, with a stipulation that existing smaller lots be "Grandfathered In". No new lots smaller than 20,000 sq. ft. (35)
3. Need park area or open space development (26)
4. Larger lot size/lot width - Reduce number of homes allowed per acre (25)
5. Minimum size of dwelling unit shall be 1,200 sq. ft. (23)

Other Responses:
enforce ordinances - weeds, animals, speeding, junk (15); double maximum side yard setback - 5 to 10 feet (13); area to remain residential (8); commercial zoning along the east side of Joslyn (7); sidewalks needed along Vinewood/Joslyn/Giddings/Collier (7); don't extend/connect existing streets, ie: Taylor Ct., Catalpa, Garden (4); one home per acre (4); additional street lights (3); protect environment/existing habitat (3); control traffic better/prevent speeding (2); need mosquito control (1); want neighborhood to become commercial (0); retain quiet suburban neighborhood (0)

Mr. Cohen thanked everyone for coming out and reported the Planning Commission would be holding a special meeting February 14, 2002 in the City Council chambers at 7:30 p.m. Mr. Cohen noted this process would be at a quickened pace and hoped to have a public hearing for the new Master Plan by the March 7, 2002 Planning Commission meeting. It is anticipated that the zoning ordinance amendments would be reviewed at the March 21, 2002 Planning Commission meeting and placed on the April 1, 2002 City Council agenda for approval.

Ms. Hurt-Mendyka mentioned she had copies available outlining the procedures for school redistricting.

The meeting was adjourned at 8:50 p.m.

Kathleen Novak
Records Retention Clerk

"Excerpt"
CITY OF AUBURN HILLS
PLANNING COMMISSION MEETING

January 3, 2002

**CALL TO ORDER:** Chairperson Beckett called the meeting to order at 7:30 p.m.

**ROLL CALL:**

| | |
|---|---|
| Present. | Beckett, Beidoun, Hurt-Mendyka, Marien, McKissack, Ouellette, Schoonfield |
| Absent. | Cooper |
| Also Present. | City Planner Cohen |
| | TIFA Chairperson Bennett |
| | 4 Guests |

**LOCATION:** Civic Center, 1827 N. Squirrel Road, Auburn Hills MI 48326

**1. North Central Community Master Plan Study - General Discussion**
Mr. Cohen reviewed his letter dated December 26, 2001 with the following recommendations:

*The following is a recommended starting point for our first meeting on the new master plan:*

1. *Finalize the scope of the study:*
   *It is recommended that the Planning Commission consider limiting the planning study to the "Vinewood Neighborhood". The study area would be bounded by I-75 to the north, Giddings Road to the east, the active and old landfills to the west, and Collier Road to the south (see attached).*

   *The Planning Commission has discussed studying a larger area dealing with multiple issues. After thinking about how we should attack this study since our last discussion in August, I keep coming back to the same thought process...we should be careful not to put too much on our plate and keep our "eyes on the prize". In my opinion, the prize would appear to be trying to answer the following questions:*
   A. *What is the appropriate land use and density for the properties zoned R-3 and R-4 district located within the Vinewood Neighborhood?*
   B. *How should the property zoned B-2 district located on the west side of Joslyn Road, between I-75 and Vinewood, be developed in the future?*
   C. *What should be done with the old "Foodtown" store zoned B-2 district? Should it be redeveloped as commercial, light industrial, T&R, etc?*
   D. *What are the City's plans for parkland within the study area?*
   E. *Are there other concerns facing the neighborhood that the City needs to address?*

2. *Review how the public visioning meeting should be run:*
   *What questions should be asked? What are the Planning Commission's expectations for the meeting?*

3. *Finalize the time frame of the study:*
   A. *Hold public visioning meeting - February 7, 2002*
   B. *Review land use and density for residential portion of Vinewood Neighborhood - March 7, 2002*
   C. *Review plans for commercial and industrial areas within the study area - March 7, 2002*
   D. *Review draft of new master plan and map - April 4, 2002*
   E. *Public hearing and possible adoption - May 2, 2002*
   F. *Zoning Map Text or Map Amendments - June 6, 2002*

Mr. Cohen asked for input from the Planning Commissioners on who to notify for the visioning meeting, what residents? Mr. Cohen suggested that the focus be on the Vinewood neighborhood and solve the problems there, as opposed to encompassing such a large area. He also suggested as secondary concerns the commercial property along the west side of Joslyn Road and the Food Town store be investigated. Mr. Cohen noted after the input from the residents is heard there should be a clear direction in which to proceed. The entire neighborhood study bounded by I-75 to the north and Collier Road to the south could be invited, but mention the Vinewood neighborhood, south of Taylor and north of Collier, would be the main focus, suggested Mr. Cohen.

Mr. Schoonfield suggested to only invite the Vinewood neighborhood residents, since that would be the main focus.

Ms. Hurt-Mendyka suggested that the property owners on the west side of Joslyn Road be notified of the visioning meeting so they are aware of the possible changes for the Vinewood neighborhood. Mr. Cohen indicated he thought it might be more beneficial to invite those property owners along Joslyn to the March meeting. Mr. Schoonfield suggested the larger group of residents be invited, however make them aware the focus would be on the Vinewood neighborhood.

Mr. Cohen presented the Planning Commissioners with a post card draft to be sent to the residents inviting them to the visioning meeting and asked the Planning Commissioners for any suggestions on refining what was presented. Ms. Marien questioned if the meeting could be held at the fire station on Joslyn Road as opposed to the community room in the public safety building. Mr. Cohen stated he had looked into that, however he wasn't sure if there would be adequate room to accommodate the number of residents that may attend. Mr. Cohen noted he would like this visioning meeting held similar to the one for the northeast corner, by breaking into small groups of residents with a Planning Commissioner in each group to help keep the discussion focused and moving along. Mr. Beckett suggested that the school issue not be incorporated into the discussion since the City has no control over the issue. Mr. Cohen offered the possibility of Mr. Ross making a statement prior to breaking into the individual groups, that the school issue not be an issue for the visioning meeting.

Mr. Cohen noted if there wasn't any opposition from the Planning Commission, that the public visioning meeting be held Wednesday, February 6, 2002 instead of Thursday, February 7, 2002 at 7:00 p.m. Also, Mr. Cohen suggested at the March 7, 2002 meeting only discuss the Vinewood neighborhood and the April 4, 2002 meeting to discuss the commercial property and the Food Town property.

After discussion regarding the wording on the post card to be mailed to the residents, it was decided that the explanation at the beginning of the card was simplified enough to leave the wording at the bottom of the card referring to the "master plan and zoning policies" as is.

Mr. Cohen asked if the Vinewood Neighborhood name would alienate others who lived in the area. Ms. Marien noted Vinewood is the main street through the area and the area has been referred to the Vinewood neighborhood for years. It was concluded to leave it as the Vinewood Neighborhood plan.

Mr. Cohen distributed a set of lot layouts prepared by Orchard, Hiltz, & McCliment (OHM), for a study on how the lot sizes would look like if two typical parcels were combined within the Vinewood neighborhood. The study shows what a conventional subdivision in the R-4, R-3, R-2, and R-1 would look like with a 12, 000 sq. ft. lot, a 15,000 sq. ft. lot and a 20,000 sq. ft. lot. Responding to Mr. Ouellette, Mr. Cohen indicated he could do examples of what open space would look like at the different densities for the visioning meeting as well as the traditional subdivisions.

Ms. Marien questioned if site condominiums could be prohibited from this neighborhood if that is what the residents wanted. Mr. Cohen didn't believe that was possible and indicated a site condo could be just as good if not better than a platted subdivision. Mr. Cohen stated there is no difference in appearance on how a site condo looks from a plat. Mr. Cohen noted attached condos don't have to be allowed nor does a open space development in that neighborhood. Mr. Cohen explained there is a difference between site condominiums and a condominium that may have duplexes and four plexes (attached units).

# City of Auburn Hills

## Community Development Department

### Planning and Zoning Services

*1827 N. Squirrel Road - Auburn Hills, MI 48326*
*Phone: (248) 364-6941 Fax: (248) 364-6939*
*Website: www.auburn-hills.org*

**MEMORANDUM**

Date: Wednesday, December 26, 2001

To: Chairman Larry Beckett
and the Auburn Hills Planning Commission

From: Steven J. Cohen, AICP, PCP
City Planner

RE: North Central Community Master Plan - General Discussion
(a.k.a., Vinewood Neighborhood Master Plan)

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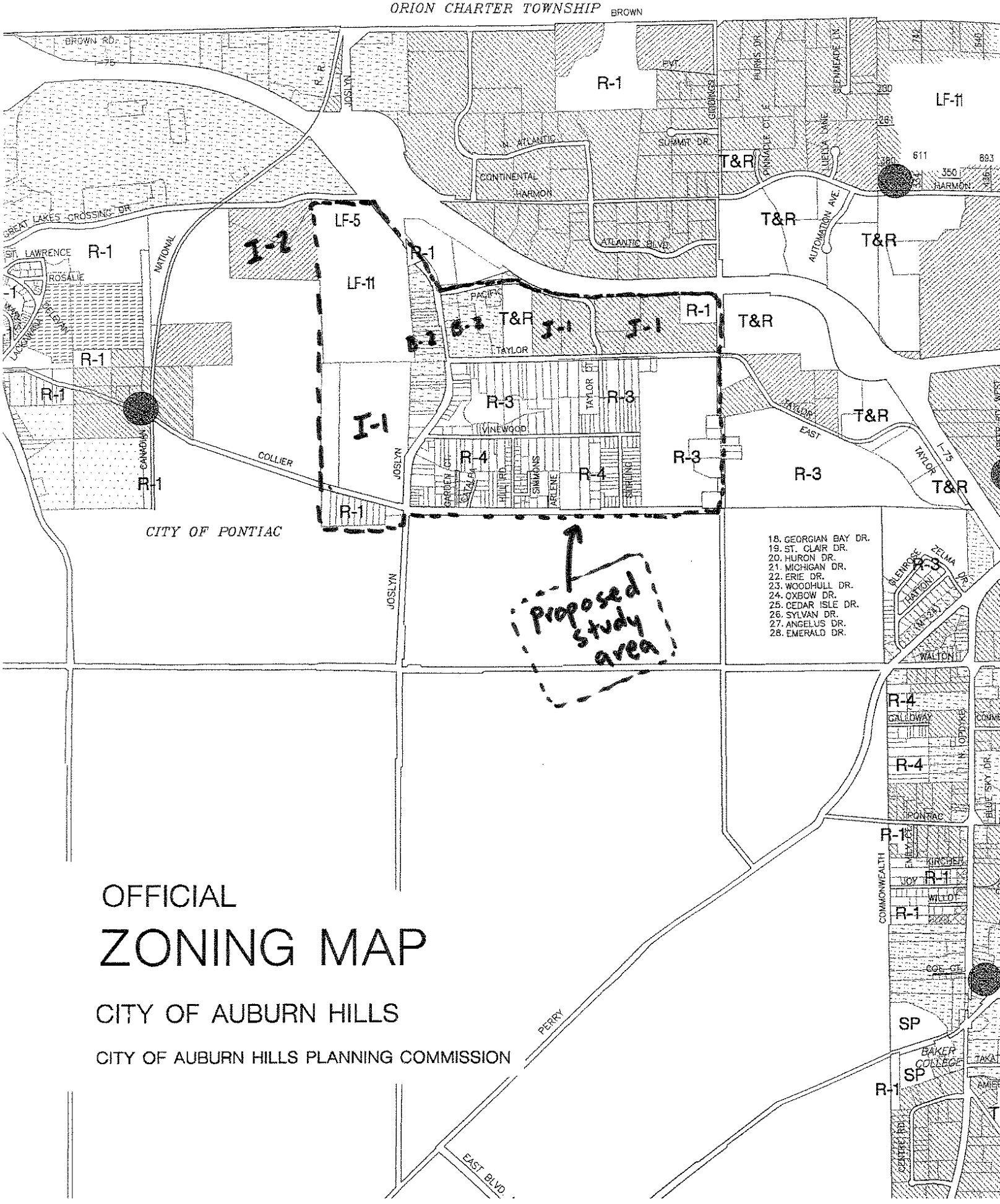
The following is a recommended starting point for our first meeting on the new master plan:

1. Finalize the scope of the study:
   It is recommended that the Planning Commission consider limiting the planning study to the "Vinewood Neighborhood." The study area would be bounded by I-75 to the north, Giddings Road to the east, the active and old landfills to the west, and Collier Road to the south (see attached).

   The Planning Commission has discussed studying a larger area dealing with multiple issues. After thinking about how we should attack this study since our last discussion in August, I keep coming back to the same thought process ... we should be careful not to put too much on our plate and keep our "eyes on the prize." In my opinion, the prize would appear to be trying to answer the following questions:
   A. What is the appropriate land use and density for the properties zoned R-3 and R-4 district located within the Vinewood Neighborhood?
   B. How should the property zoned B-2 district located on the west side of Joslyn Road, between I-75 and Vinewood, be developed in the future?
   C. What should be done with the old "Foodtown" store zoned B-2 district? Should it be redeveloped as commercial, light industrial, T&R, etc.?
   D. What are the City's plans for parkland within the study area?
   E. Are there other concerns facing the neighborhood that the City needs to address?

2. Review how the public visioning meeting should be run:
   What questions should be asked? What are the Planning Commission's expectations for the meeting?

3. Finalize the time frame of the study.
   A. Hold public visioning meeting - February 7, 2002
   B. Review land use and density for residential portion of Vinewood Neighborhood - March 7, 2002
   C. Review plans for commercial and industrial areas within the study area - March 7, 2002
   D. Review draft of new master plan and map - April 4, 2002
   E. Public hearing and possible adoption - May 2, 2002
   F. Zoning Map Text or Map Amendments - June 6, 2002

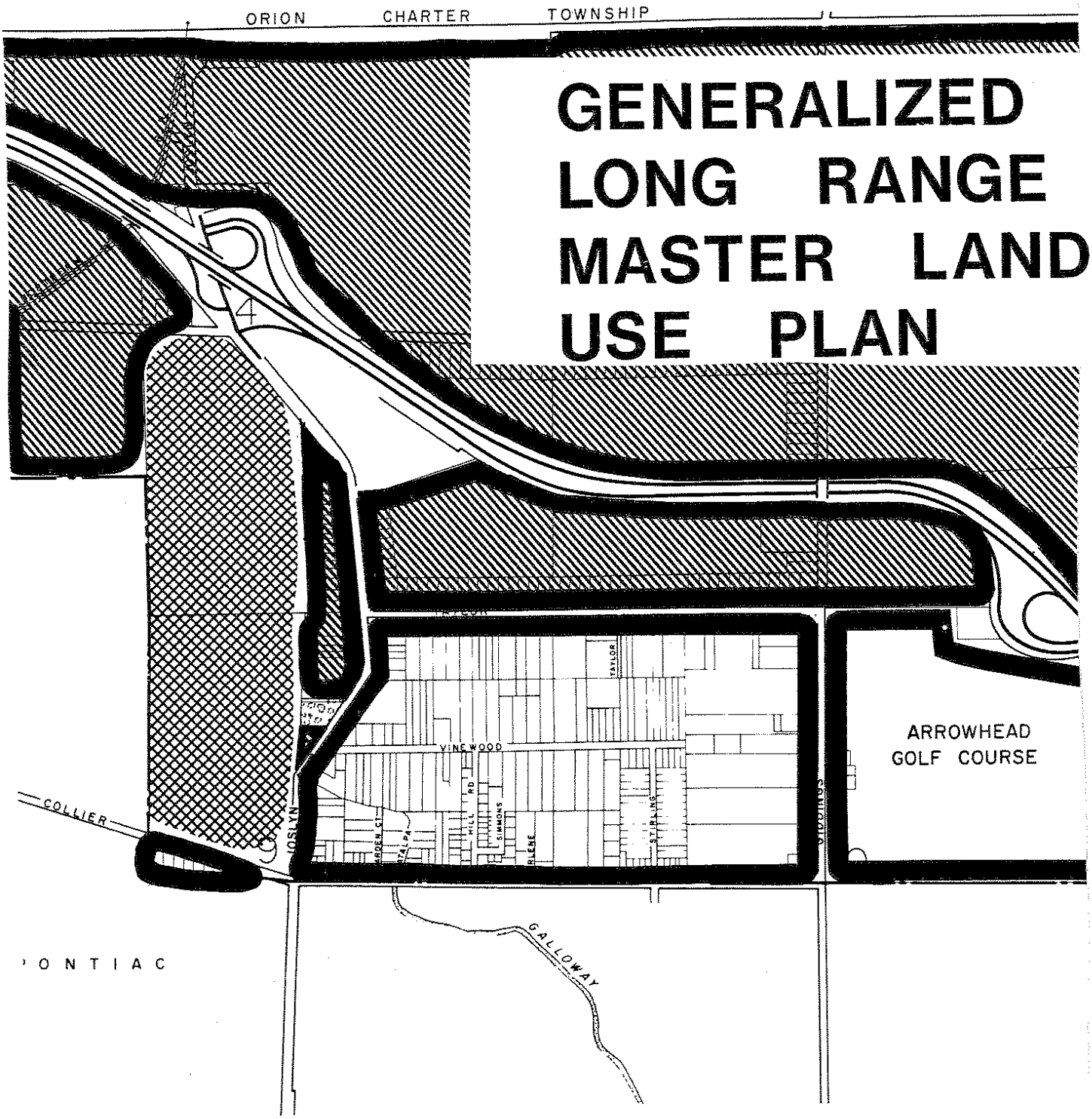



# OFFICIAL
# ZONING MAP

## CITY OF AUBURN HILLS

CITY OF AUBURN HILLS PLANNING COMMISSION

# GENERALIZED LONG RANGE MASTER LAND USE PLAN




## DEVELOPMENT PROPOSALS

- SIGNIFICANT RESIDENTIAL
- SIGNIFICANT NON - RESIDENTIAL
- SIGNIFICANT DEVELOPMENT PROBLEMS
- PUBLIC

# City of Auburn Hills

## Community Development Department

### Planning and Zoning Services

*1500 Brown Road - Auburn Hills, MI 48326*
*Phone: (248) 364-6941 Fax: (248) 391-4895*
*Website: www.auburn-hills.org*

**MEMORANDUM**

Date: Wednesday, November 7, 2001

To: Chairman Larry Beckett
and the Auburn Hills Planning Commission

From: Steven J. Cohen, AICP, PCP
City Planner

RE: **Build-Out Analysis: Vinewood Neighborhood**
North Central Community Master Plan

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**Intent:**

This analysis is a simple planning exercise designed to illustrate the City's current zoning policy for the Vinewood Neighborhood. The neighborhood is generally bounded to the north by Taylor Road, south by Collier Road, west by Joslyn Road, and east by the Fieldstone Golf Course.

The report is intended to spur discussion about the potential impacts associated with future development on the community character, traffic, and open spaces within the neighborhood.

**Analysis Results:**

Vinewood Neighborhood - North
Property located between Taylor Road and Vinewood Road, east of Joslyn Road.
Zoned R-3

| | |
|---|---|
| Land Area: | 96.15 acres |
| Wetland Area: | 24.67 acres |
| Road R.O.W. | 3.10 acres |
| Total Developable Area | 68.38 acres |

Existing Condition:
54 homes
122 estimated residents

Build-Out Scenario:
233 to 280 potential homes
523 to 631 potential residents

*Assumptions: R-3 zoning would allow 3.4 to 4.1 units per acre (upa) if developed as part of a subdivision or site condominium*
*SEMCOG Year 2001 estimate of 2.25 persons per household (pphh)*
*Calculations: 54 homes x 2.25 pphh = 121.5 estimated residents*
*68.38 acres x 3.4 upa = 232.5 homes x 2.25 pphh = 523.1 persons*
*68.38 acres x 4.1 upa = 280.4 homes x 2.25 pphh = 630.9 persons*

Vinewood Neighborhood - South
Property located between Vinewood Road and Collier Road, east of Joslyn Road.
Zoned R-4

| | |
|---|---|
| Land Area: | 104.52 acres |
| Road R.O.W. | 7.84 acres |
| Total Developable Area | 96.68 acres |

Existing Condition:
134 homes
302 estimated residents

Build-Out Scenario:
396 to 435 potential homes
892 to 979 potential residents

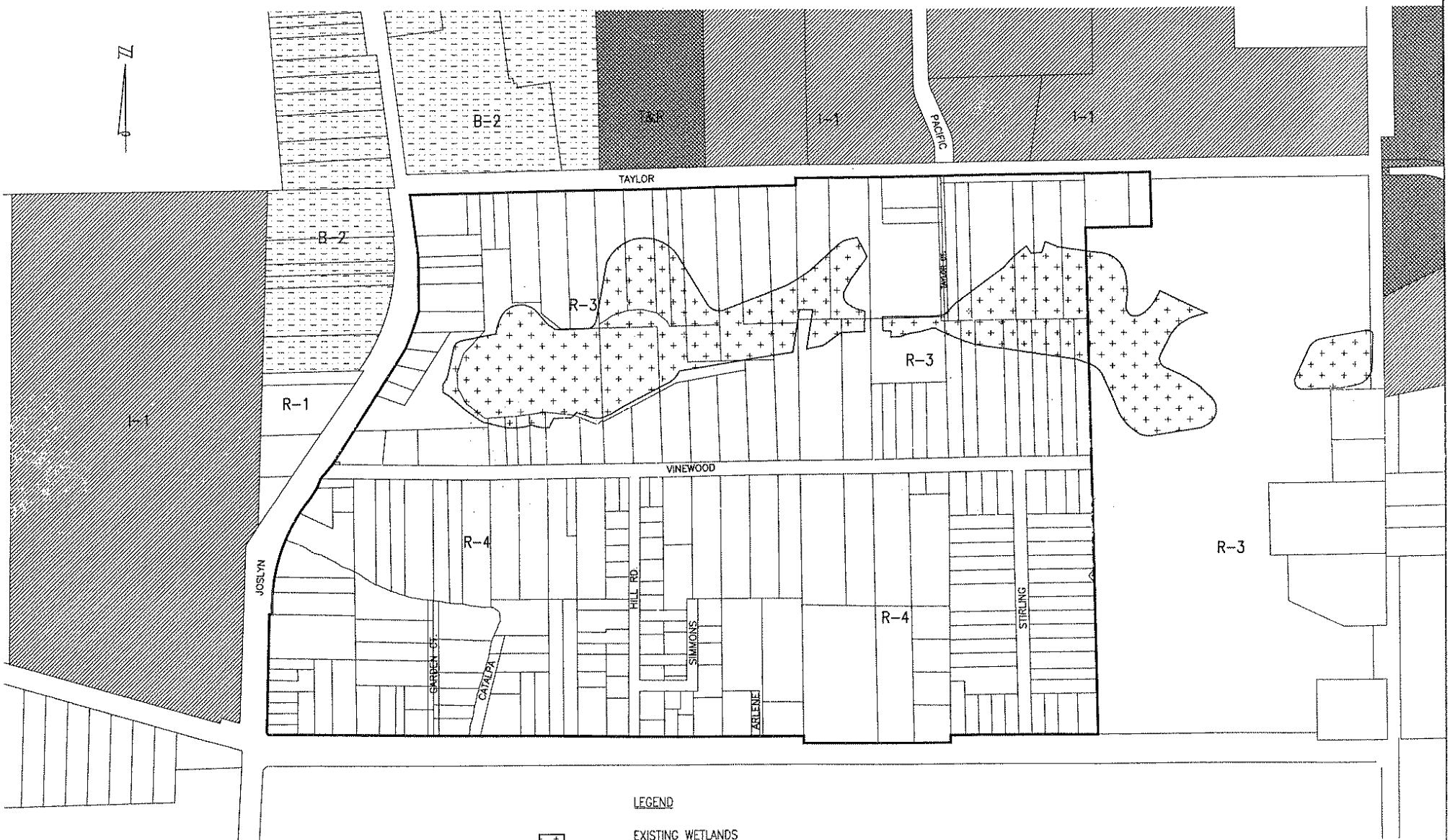
*Assumptions:* *R-4 zoning would allow 4.1 to 4.5 units per acre (upa) if developed as part of a subdivision or site condominium*
*SEMCOG Year 2001 estimate of 2.25 persons per household (pphh)*
*Calculations:* *134 existing homes x 2.25 pphh = 301.5 estimated residents*
*96.68 acres x 4.1 upa = 396.4 homes x 2.25 pphh = 891.9 persons*
*96.68 acres x 4.5 upa = 435.1 homes x 2.25 pphh = 979.0 persons*

**Summary of Findings**
Vinewood Neighborhood

| | |
|---|---|
| Existing Condition: | 188 homes<br>424 estimated residents |
| Projected Build-Out Scenario: | 629 to 715 potential homes<br>1,415 to 1,610 potential residents |

Attachments

cc: Mayor McMillin and the Auburn Hills City Council
William R. Ross, City Manager
Thomas Tanghe, Assistant City Manager
Helen Venos, City Clerk
Brian K. McBroom, Community Development Director
Victor Bennett, City Assessor




| | |
|---|---|
| TOTAL ACERAGE IN VINEWOOD | 200.67 Ac. |
| TOTAL ROAD R.O.W. ACERAGE | -10.94 Ac. |
| TOTAL WETLAND AREA | -24.67 Ac. |
| TOTAL DEVELOPABLE AREA | 165.06 Ac. |

| | |
|---|---|
| ACRES ZONED R-4 | 104.52 Ac. |
| TOTAL ROAD R.O.W. ACERAGE | -7.84 Ac. |
| TOTAL DEVELOPABLE AREA | 96.68 Ac. |
| ACRES ZONED R-3 | 96.15 Ac. |
| TOTAL WETLAND AREA | -24.67 Ac. |
| TOTAL ROAD R.O.W. ACERAGE | -3.10 Ac. |
| TOTAL DEVELOPABLE AREA | 68.38 Ac. |

LEGEND

EXISTING WETLANDS

VINEWOOD NEIGHBORHOOD BOUNDARY

I-1 LIGHT INDUSTRIAL

B-2 GENERAL BUSINESS

T & R TECHNOLOGY & RESEARCH



VINEWOOD NEIGHBORHOOD STUDY
MASTER PLAN

CLIENT: CITY OF AUBURN HILLS

ORCHARD, HILTZ & McCLIMENT, INC.

SHEET 1 OF 1

JOB NO. 120-01-581

## Basis for Density Assumptions

Numerous parcels within the Vinewood Neighborhood have 132 ft. frontage. These layouts represent what a typical subdivision or site condominium could look like if two 132 ft parcels were combined in a development proposal.

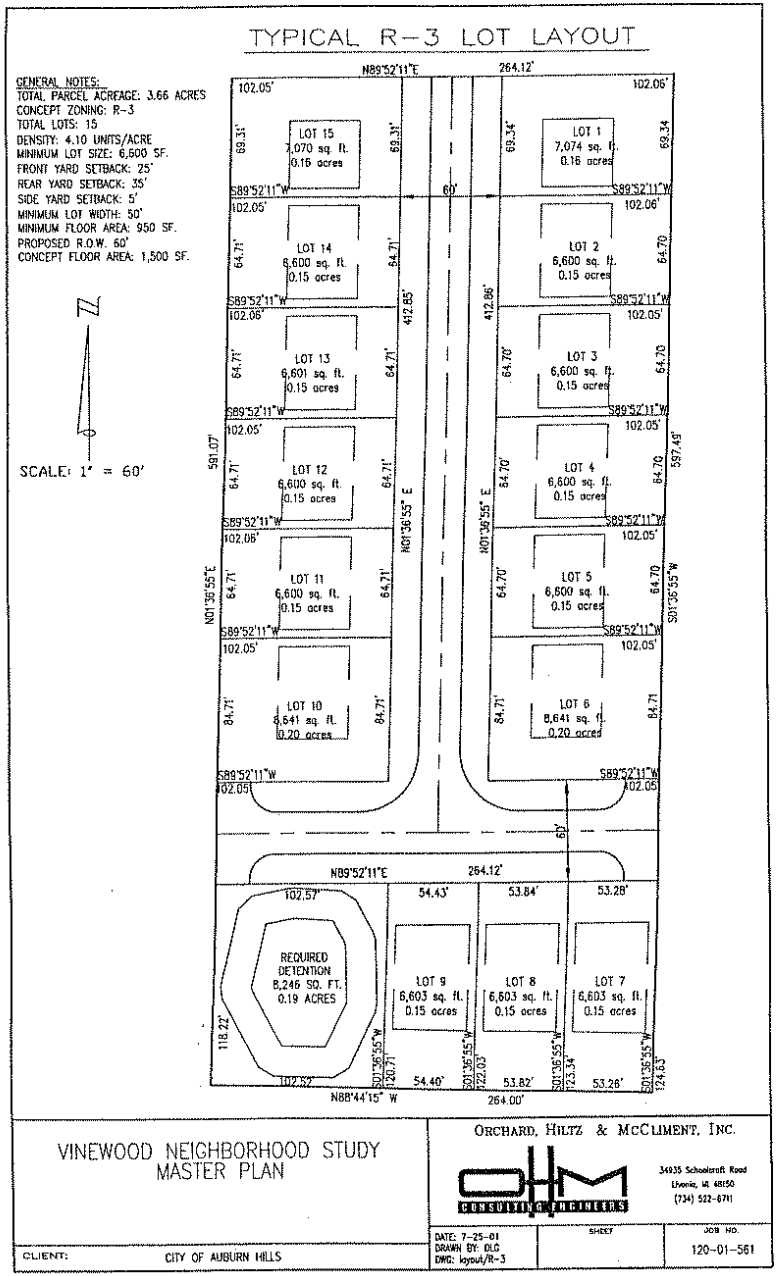
R-3 District: 6,600 sq. ft. lots / 50 ft. frontage

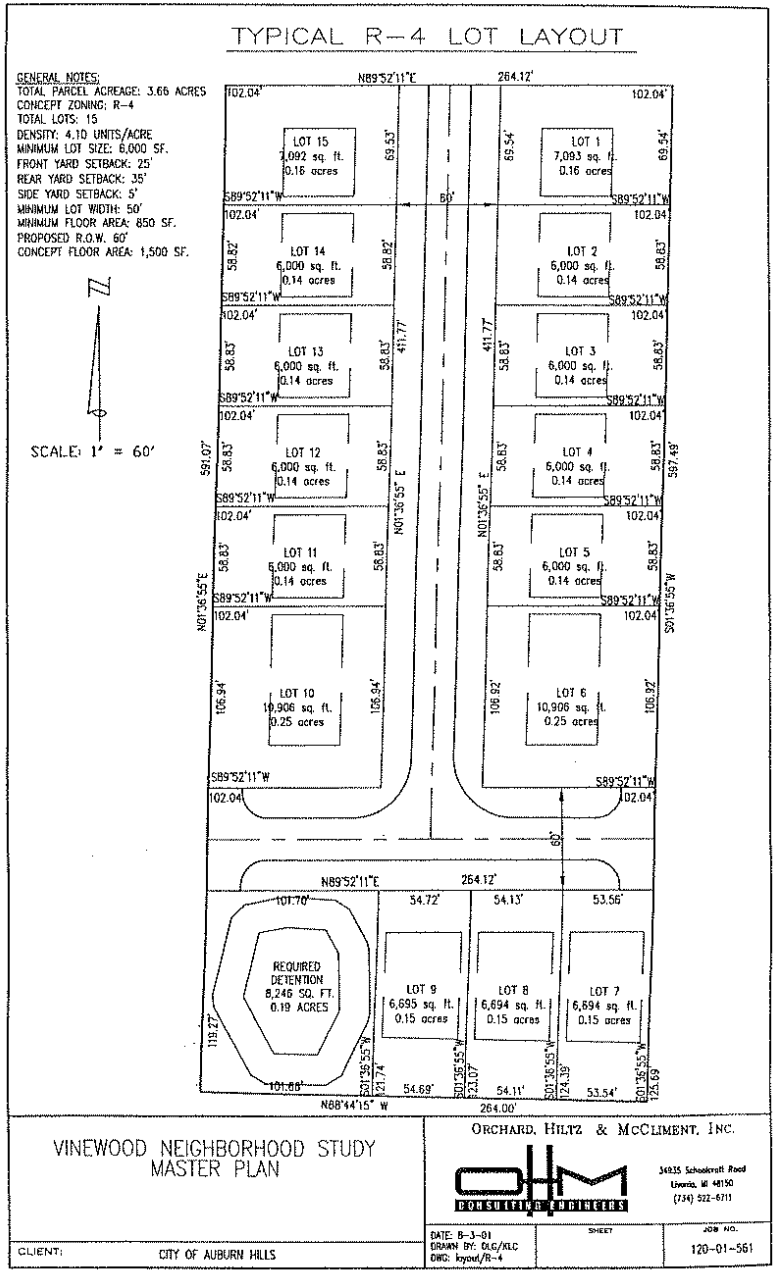
- Under current zoning regulations, a site condominium would be capped at 3.4 upa, but a conventional subdivision could yield 4.1 upa.
- Thus, 3.4 upa to 4.1 upa were used in the Build-Out Analysis calculations

R-4 District: 6,000 sq. ft. lots / 50 ft. frontage

- Under current zoning regulations, a site condominium would be capped at 4.5 upa. It would appear that a conventional subdivision could only yield 4.1 upa.
- Thus, 4.1 upa to 4.5 upa were used in the Build-Out Analysis calculations

One more lot could be picked up by a developer if a cul-de-sac were used in each layout. This would result in 4.4 upa. However, the City would most likely require a developer to provide road connections to adjacent properties.



Excerpt

**CITY OF AUBURN HILLS**
**PLANNING COMMISSION MEETING**

**August 2, 2001**

**CALL TO ORDER:** Chairperson Beckett called the meeting to order at 7:30 p.m.

**ROLL CALL:**

| | |
|---|---|
| Present. | Beckett, Hurt-Mendyka, McKissack, Ouellette, Schoonfield |
| Absent. | Beidoun, Cooper, Marien, Spurlin |
| Also Present. | Community Development Director McBroom |
| | City Planner Cohen |
| | 12 Guests |

**LOCATION:** Civic Center, 1827 N. Squirrel Road, Auburn Hills MI 48326

**NEW BUSINESS**

**Vinewood Neighborhood Master Plan Study - Review of Proposed time Frame for Completion**

Mr. Cohen determined the process for the Vinewood Neighborhood Master Plan Study should take approximately eight months, consisting of the following seven steps: 1) Build Out Analysis; Data Collection; and Map Making. 2) Joint Meeting of Planning Commission and City Council. 3) Visioning Meeting with the Public. 4) Set Goals/Review Density & Lot Size. 5) Formulate Master Plan (map & plan). 6) Public Hearing. 7) Joint Meeting of Planning Commission and City Council for adoption.

Mr. Ouellette questioned what the boundaries would be. Mr. Cohen suggested south of Taylor Road, east of Joslyn Road, north of Collier Road, and west of Giddings Road. Mr. Ouellette suggested the area include the Kmart area as well as the commercial property across Joslyn Road.

Mr. McBroom suggested that the boundaries be determined at the visioning meeting after receiving input from the neighbors.

Mr. Ouellette mentioned that numerous people in that area suggested that the area be rezoned to commercial or light industrial. Ms. Hurt-Mendyka mentioned after talking with a resident in the area, that given a choice many of the residents preferred commercial over having the subdivisions be approved similar to what was proposed at the Planning Commission at a previous meeting.

Mr. Ouellette suggested property owners from I-75 to Joslyn be invited to this visioning meeting, not just the residents of the Vinewood area. Mr. McBroom felt it would be more productive at this point to invite just residents of the Vinewood area.

After some discussion, it was suggested that the name of the project be changed to North Central Community Master Plan, since it would encompass more than just Vinewood.

Mr. McBroom indicated he would work with the City Manager's office to set up a joint meeting time with both the Planning Commission and the City Council.