



## City of Auburn Hills West Auburn Road - Neighborhood Master Plan Quick Summary

This study is the result of an informal request from folks who own property along both sides of Auburn Road, between I-75 and the Clinton River Bridge. In a nutshell, they told us that their zoning was “messed up” and they needed our help.

When we met with the neighborhood, we found that property owners felt like an “afterthought, in the shadow of the Downtown, and disconnected.” They told us they wanted to be transformed into a walkable neighborhood that complimented Downtown Auburn Hills.

Simply, the neighborhood has had the wrong zoning for 60+ years. The old vision for the land was flawed and out-of-date. The old plan envisioned this neighborhood going away and becoming an industrial park or a strip mall; but over the years redevelopment bypassed the area and occurred elsewhere.

During the planning process, we found that good quality homes (mostly built between 1930-1945) were located on properties classified as commercial or industrial on the Zoning Map. Since redevelopment never occurred as planned, property owners were left with non-conforming homes that they could not improve. Some homes were falling into disrepair because people did not want to invest in a neighborhood that was supposed to go away.

So, after a year of study, numerous meetings, and a lot of hard work – a new vision has been cast for the neighborhood. With unanimous support, the City Council authorized the Planning Commission to proceed with amending the master plan for the area.

The new vision has two primary goals:

1. Reclassify most of the parcels with homes on them from non-residential to residential use on the master plan. This would allow the zoning to be changed making these homes conforming with the Zoning Ordinance and allow property owners to reinvest and/or refinance.
2. Draft a “mixed use, Downtown-style” concept designed to provide a vision and spur redevelopment of the properties located at the east end of the study area near the Clinton River Bridge. This concept visually shows how the Downtown could expand into the neighborhood, as requested by those who participated in the planning process. *Note: This type of redevelopment would only occur when the existing property owners are ready and willing to sell their property.*



*Entry feature designed as gateway into the Downtown area proposed near the US Post Office site.*

*Concept came out of the visioning meeting where the residents stated they wanted to be a part of the Downtown community and not an afterthought.*

# City of Auburn Hills

## West Auburn Road - Neighborhood Master Plan

### Exhibits



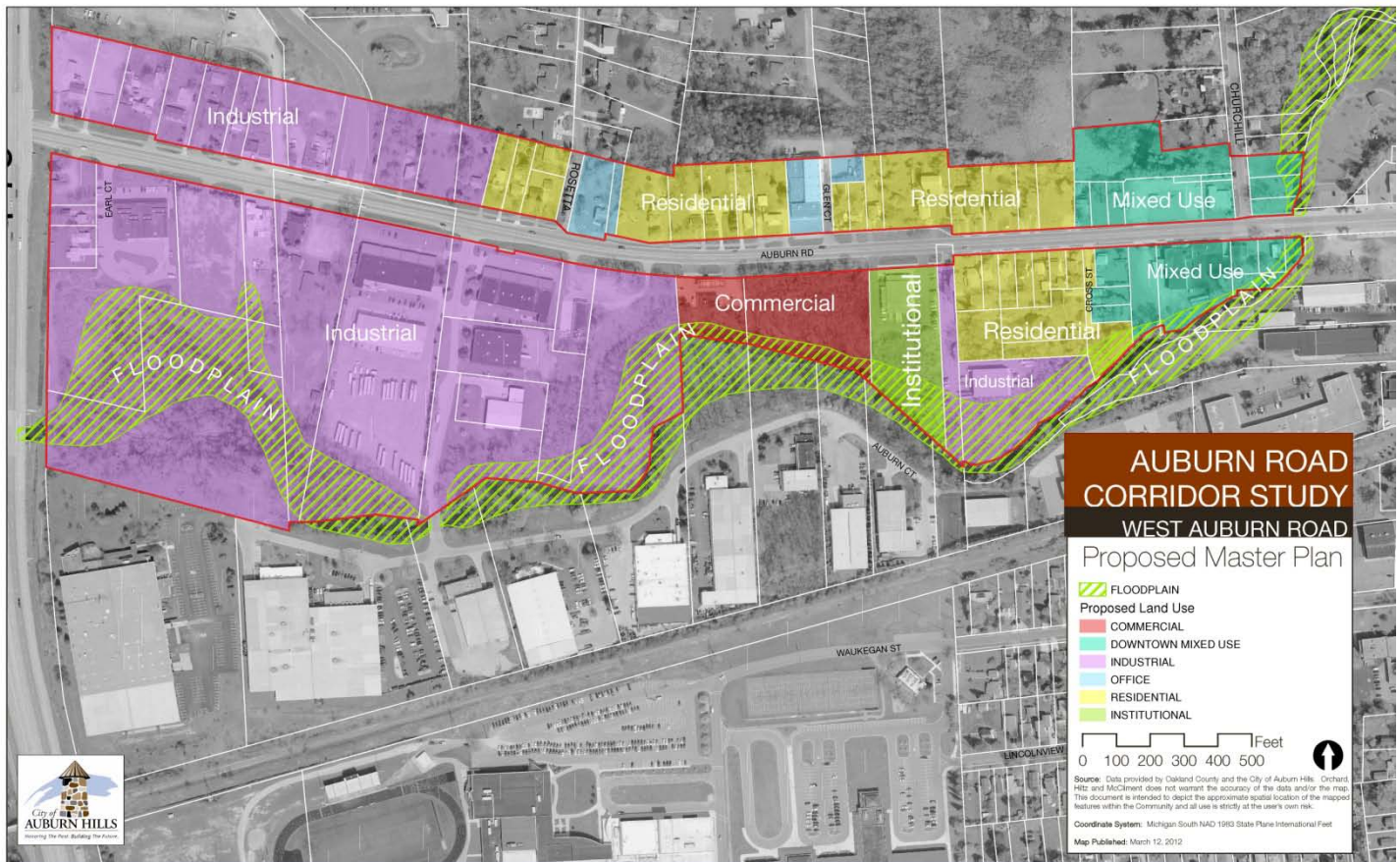
**North Side of Auburn Road**



**South Side of Auburn Road**

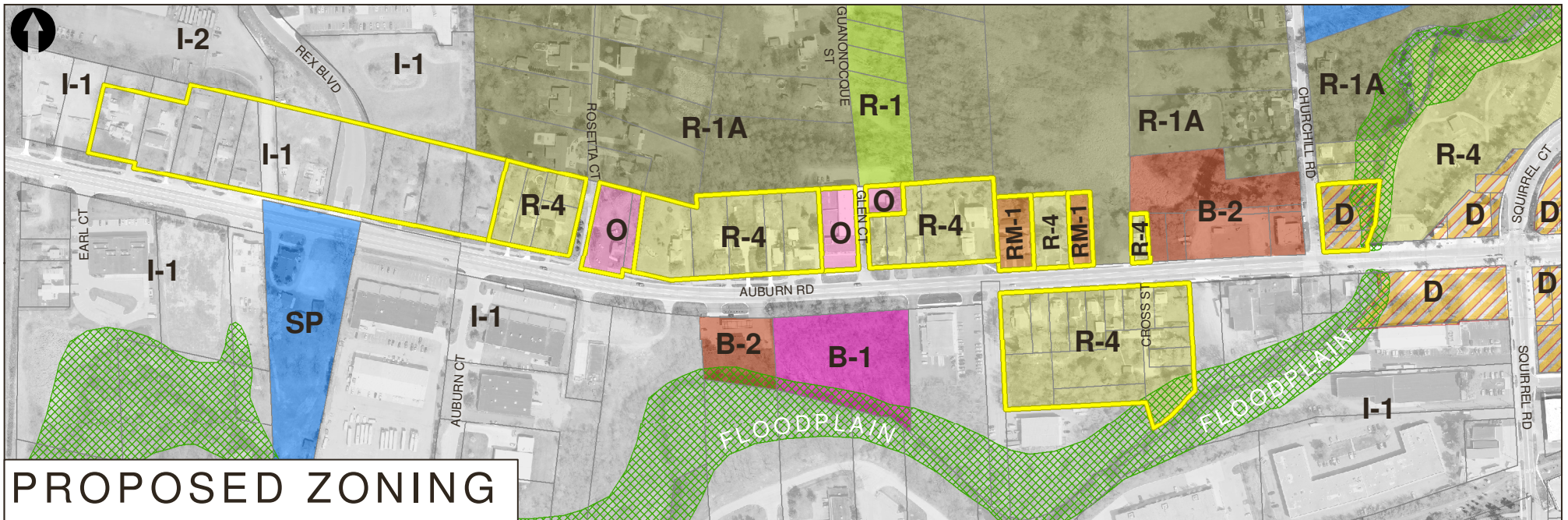
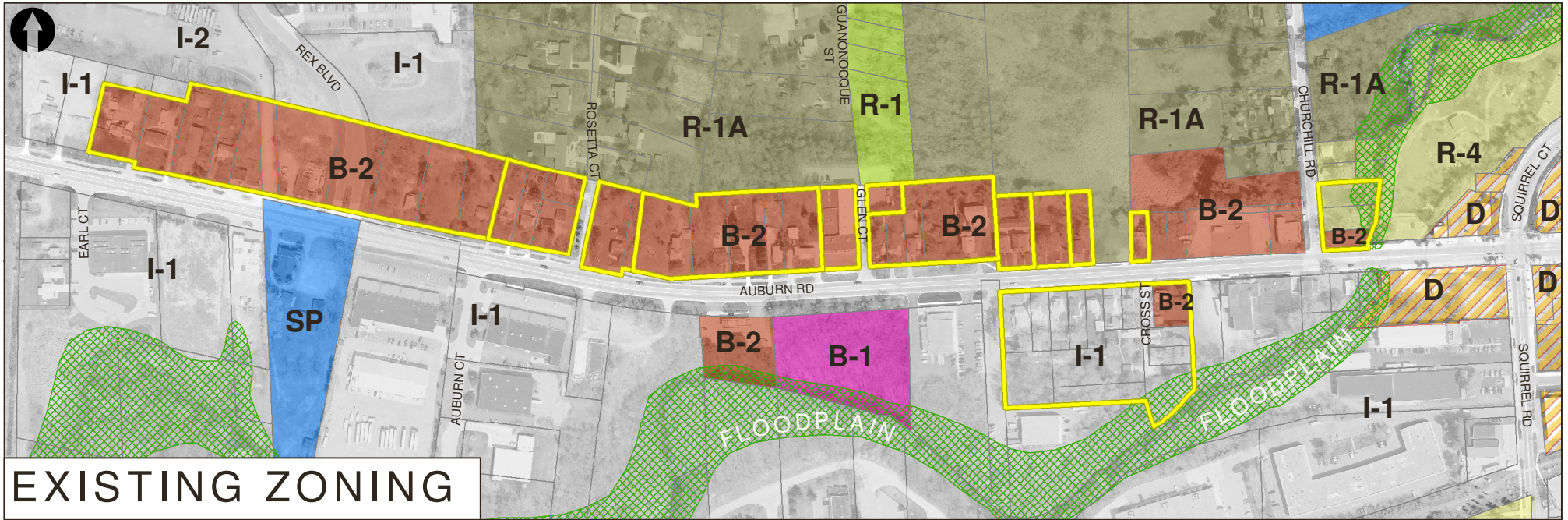


**Mixed Use Concept**





# AUBURN ROAD REZONING



- |                               |                              |                                   |                        |                          |                      |
|-------------------------------|------------------------------|-----------------------------------|------------------------|--------------------------|----------------------|
| PROPERTY TO BE REZONED        | R-1 - ONE FAMILY RESIDENTIAL | RM-1 - MULTIPLE FAMILY (LOW RISE) | B-1 - LIMITED BUSINESS | I-1 - LIGHT INDUSTRIAL   | SP - SPECIAL PURPOSE |
| R-1A - ONE FAMILY RESIDENTIAL | R-4 - ONE FAMILY RESIDENTIAL | O - OFFICE                        | B-2 - GENERAL BUSINESS | I-2 - GENERAL INDUSTRIAL | D - DOWNTOWN         |