

AGENDA



Planning Commission
Wednesday, February 5, 2025 ❖ 6:30 p.m.
(Dinner starts at 6:15 p.m.)

LOCATION: Administrative Conference Room
1827 N. Squirrel Road ❖ Auburn Hills, MI

PHONE: 248-364-6900 www.auburnhills.org
Meeting minutes are on file in the City Clerk's office.

1. **MEETING CALLED TO ORDER**
2. **ROLL CALL OF PLANNING COMMISSION**
3. **PERSONS WISHING TO BE HEARD** (regarding items not on the agenda)
4. **APPROVAL OF MINUTES** – December 11, 2024
5. **ELECTION OF OFFICERS** – Chairperson, Vice-Chairperson, and Secretary for Y2025
6. **PETITIONERS** – None
7. **UNFINISHED BUSINESS** – None
8. **NEW BUSINESS**
 - 8a. City of Auburn Hills Housing Policy Statement
 - 8b. City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study
9. **COMMUNICATIONS**
10. **NEXT SCHEDULED MEETING** – Wednesday, March 5, 2025 at 7:00 p.m. – Council Chamber
11. **ADJOURNMENT**

➤ **NOTE:** Anyone planning to attend the meeting who needs special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-370-9402 or the City Manager's Office at 248-370-9440 48 hours before the meeting. Staff will be pleased to make the necessary arrangements.



**CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED**

December 11, 2024

CALL TO ORDER: Chairperson Ouellette called the meeting to order at 6:30 p.m.

ROLL CALL: Present: **Carolyn Shearer, Darlene MacMillan, Jack Ferguson, Cynthia Pavlich, Raymond Saelens, Greg Ouellette, Sam Beidoun, Dominick Tringali**
Absent: Laura Ochs
Also Present: Director of Community Development Steve Cohen, Assistant to the Director of Community Development Devin Lang, Director of Recreation and Senior Services Karen Adcock.
Guests: 1

LOCATION: Robert W. Grusnick Public Safety Building, 1899 N. Squirrel Road, Auburn Hills, MI 48326

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – November 13, 2024

Moved by Beidoun to approve the minutes of November 13, 2024.

Second by Saelens.

VOTE: Yes: Beidoun, Saelens, Pavlich, MacMillan, Shearer, Tringali, Ferguson, Ouellette
No: None **Motion Carried (8-0)**

5. PETITIONERS – None

6. UNFINISHED BUSINESS – None

7. NEW BUSINESS

7a. Discussion regarding various planning, zoning, and development items

Director of Recreation and Senior Services Adcock provided an update on the Livable Communities Initiative (formerly known as Age Friendly). Director Adcock provided the following information:

- “Rockstar Ideas” from Community Conversations have been compiled
- Staff is working on converting “Rockstar Ideas” into actionable items, which will be brought back before the Planning Commission after the first quarter of 2025.

Director of Community Development Cohen gave the Commission an extensive overview of the history of Auburn Hills zoning and the Master Land Use Plan. Director Cohen also provided an update on the available housing stock in Auburn Hills, the City’s rental rate, and how staff typically directed developer requests to construct new multifamily developments.

It was agreed that Mr. Cohen should create and present a formal housing policy at a future meeting for the Planning Commission to consider, per changes to state law that now require such a policy to be included in a municipality’s master plan.

7b. Cancellation of the January 8, 2025, Planning Commission Meeting

No regular business will be ready for consideration at the January 8, 2025 Planning Commission meeting, so the meeting will be canceled. However, this meeting may be rescheduled to later in the month to accommodate a review of the housing policy. If no meeting is scheduled, staff will strive to present this topic at the February 5, 2025 Planning Commission meeting.

8. COMMUNICATIONS - None

9. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, February 5, 2025, at 7:00 p.m. in the Council Chamber, 1827 N. Squirrel Road.

10. ADJOURNMENT

There being no further business, Chairperson Ouellette adjourned the meeting at 8:18 p.m.

Submitted by:

Devin Lang

Construction Coordinator / Assistant to the Director of Community Development



CITY OF AUBURN HILLS

PLANNING COMMISSION AGENDA

MEETING DATE: FEBRUARY 5, 2025

AGENDA ITEM NO 5.

COMMUNITY DEVELOPMENT

To: Chairperson Greg Ouellette and the Planning Commission
From: Steven J. Cohen, AICP, Director of Community Development
Submitted: January 31, 2025
Subject: 2025 Election of Officers of the Auburn Hills Planning Commission

INTRODUCTION

Per Article 5 of the Commission's By-Laws, it would be appropriate for elections to take place for the Chairperson, Vice-Chairperson, and Secretary at this meeting. After consultation with Chairperson Ouellette, staff requested to move this item near the top of the meeting agenda, not the last business item, to allow the Planning Commission to focus on the City's housing study.

ARTICLE 5

SECTION 1. ELECTION OF OFFICERS

Election of Officers of the Commission shall be held annually at the January regular meeting and shall be the last order of business at that meeting.

- A. *The term of office shall be one (1) year commencing immediately upon election. The immediate past Chairperson shall continue to preside at the meeting until the election of the new Chairperson is complete.*
- B. *Should an Officer be unable to complete his or her term of office, a special election shall be held to fill the remainder of the term. The election shall be held at the first regular meeting after the vacancy has been confirmed.*

Officers of the Commission

Y2024

Y2025

Chairperson

Greg Ouellette

Vice-Chairperson

Sam Beidoun

Secretary

Vacant



CITY OF AUBURN HILLS

PLANNING COMMISSION AGENDA

MEETING DATE: FEBRUARY 5, 2025

AGENDA ITEM NO 8a-8b.

COMMUNITY DEVELOPMENT

To: Chairperson Greg Ouellette and the Planning Commission
From: Steven J. Cohen, AICP, Director of Community Development
Submitted: January 31, 2025
Subject: City of Auburn Hills Housing Policy Statement
City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study
Motion – To Adopt and Recommend Approval to City Council

INTRODUCTION AND HISTORY

In December, the Planning Commission asked staff to review the City's existing housing stock and draft a housing policy statement in response to a recent amendment to the Michigan Planning Enabling Act. Governor Whitmer, on November 13, 2024, signed HB 5557 to amend The Michigan Planning Enabling Act to expressly include housing as a core provision of a master plan, with an emphasis on promoting a range of housing types and including assessments and policies for addressing those demands.

The rationale stated by the Michigan Senate Fiscal Agency for the change was that *"Michigan is facing a housing crisis and needs more tools to address the problem. While most master plans in local communities likely include housing issues, the lack of an explicit State requirement does not help the problem or support a solutions-oriented approach. It is important that local communities be required to assess their housing needs and promote a range of housing because they have the best understanding of how to address their local housing issues."*

The issue is timely, requiring the Planning Commission to review the City's Master Land Use Plan and update its policy recommendations for growth. The last update to the overall plan occurred in 2018. Staff have known for some time that the community is approaching technical build-out from an industrial standpoint. However, we only had anecdotal evidence from lived experience that the same occurred in its residential areas. The attached *City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study* was created to help City leaders understand where the community is today and what development could look like over the next 25 years.

In general, the residential build-out analysis shows the following:

- 1. Auburn Hills is approaching build-out in its residential districts.**
- 2. Auburn Hills has a highly diverse housing stock in terms of product and price points, with a heavy emphasis on attached units and rental products.** When the State of Michigan asks municipalities to step up and facilitate workforce housing, another word for affordable housing, our analysis shows they are not referencing our community. Auburn Hills has been the region's model for hosting housing for everyone, including those who earn too much to qualify for affordable housing subsidies but can't afford a traditional detached single-family home.
- 3. No "easy" greenfield development sites are left in Auburn Hills.** Most new developments proposed over the next 25 years will be complicated infill projects. Many of these projects will involve purchasing and consolidating larger home sites, or parcels with restrictive natural features and challenging topography. These challenges will lead to the projects being perceived by those unfamiliar with the planning land use law, private property rights, and the City's zoning ordinance as shoehorned into existing neighborhoods.

INTRODUCTION AND HISTORY (cont.)

4. **The primary locations left to add owner-occupied detached single-family homes are the Northwest and Northeast Corners of the City.** We estimate an approximate net 543 new homes could be built on the remaining residential-zoned land in Auburn Hills (about 1,152 people). The bulk of these new units are projected to be in small infill developments or on existing vacant homesites. Thus, if the City wishes to increase homeownership, it will need to occur via attached-unit condominium projects.
5. **If Auburn Hills desires to grow its population, much private investment will need to occur in non-residential areas.** Due to parcel size, demolition costs, and land costs, most of the redevelopment in non-residential areas will be high-density attached unit products that are cost-effective for developers to undertake the risk and expense.

Lastly, the enclosed housing policy statement provided is a draft. The Planning Commission and City Council are tasked with setting this direction. We have compiled a statement reflecting what we have heard from City leaders over the years regarding a desire to promote homeownership and protect the character of existing residential neighborhoods. We may not have covered everything the Planning Commission wants addressed, so we look forward to the discussion. Any suggestions for improving or refining the policy statement will be welcomed.

Please review the existing and envisioned future development of the 12 defined sections of the City outlined in the build-out study. Based on this analysis, if any historical land use policies (zoning, master-planned density, housing type, etc.) should be revisited, now is the time for the Planning Commission to start the process. The project has been gratifying to undertake, as it was conducted to help everyone understand where the community stands today, which will help City leaders make good decisions on how to guide new growth and redevelopment now and into the future.

RECOMMENDED ACTION

After the review and discussion, if the Planning Commission is comfortable moving forward with the documents, it can make the following motion:

Move to adopt and recommend to the City Council approval of the *City of Auburn Hills Housing Policy Statement* and *City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study*.

City of Auburn Hills Master Land Use Plan Housing Policy Statement

Adopted _____ 2025

Introduction

The Michigan Planning Enabling Act requires municipalities' master plans and policies to promote and ensure adequate provision of *“a range of housing types, costs, affordability, attainability, ages, and other characteristics, including single and multiple-family dwellings, to serve the housing demands of a diverse population.”*

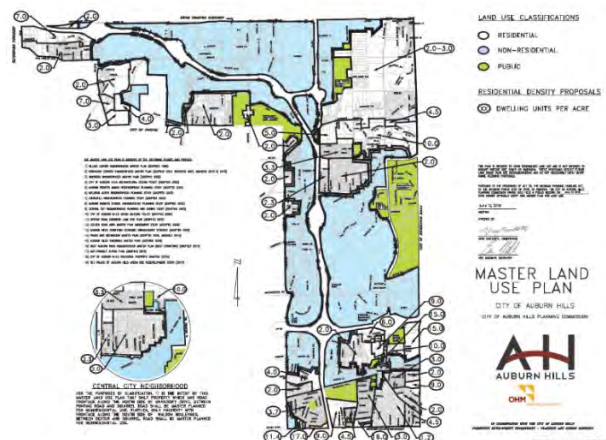
Supplemented by the *City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study*, this policy statement aims to confirm the City's compliance with the intent of State law and show how the *City of Auburn Hills Master Land Use Plan* and associated policies have historically supported the City's desire to be a *“City of Neighborhoods with housing of all types.”*

With the growth and development Auburn Hills has experienced over the past 40 years, City leaders have worked to protect the character of the community's residential neighborhoods from encroachment by nonresidential development, while promoting housing choices desired by all market segments. Further, the City's recognition as an AARP Age-Friendly/Livable Community demonstrates its commitment to being a place that is accessible to citizens of all ages and abilities. This document and US Census data show that Auburn Hills has an approximate 50/50 mix of owner-occupied and rental products, which establishes the City as a leader in the region for promoting and ensuring a range of housing types, costs, affordability, and attainability to serve the housing demands of its diverse population and workforce.

Long-Term Planning for Residential Areas in Auburn Hills

The City's Planning Commission and City Council have maintained a flexible, long-term vision for land use planning since the community was formed on December 31, 1983.

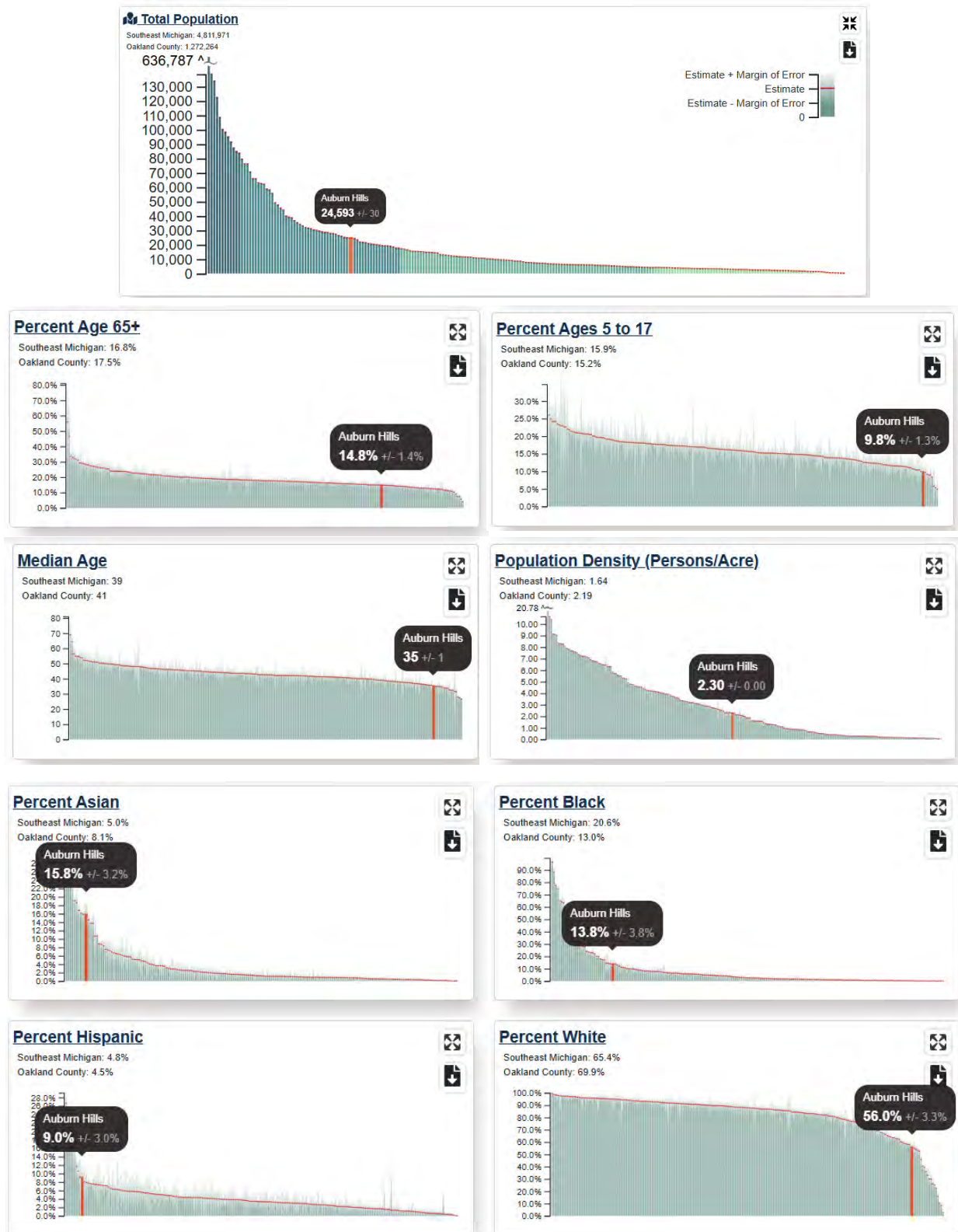
In 2002, the *City of Auburn Hills Master Land Use Plan* format was updated and refined to provide specific direction for the community's desired housing density at build-out for each residential area, which is implemented via the Zoning Ordinance and Zoning Map. It is important to note that the Planning Commission has been proactive in its planning efforts to align the City's land use policy with the citizens' desires by conducting public meetings, seeking input, and creating policy plans specifically tailored to each of the City's major residential neighborhood subareas.



City of Auburn Hills Master Land Use Plan

Auburn Hills is Comprised of a Diverse Population

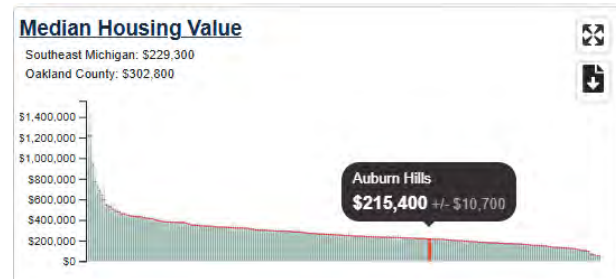
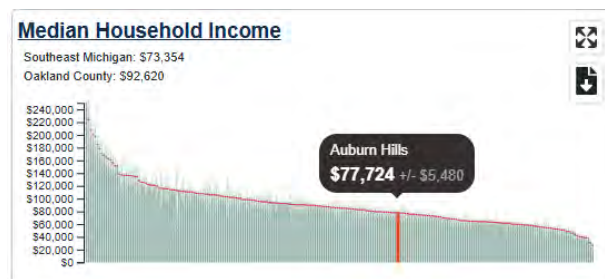
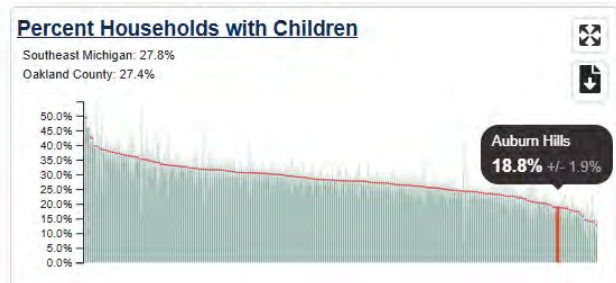
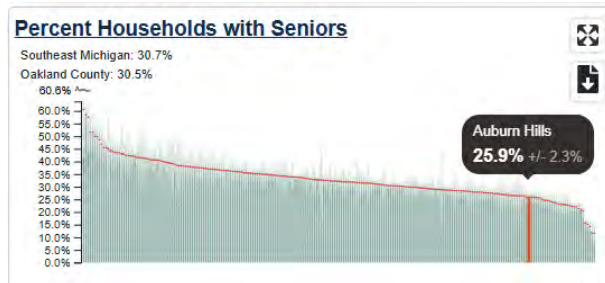
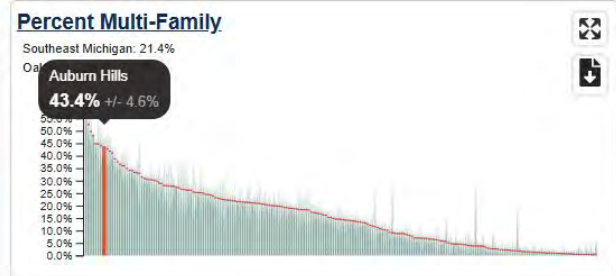
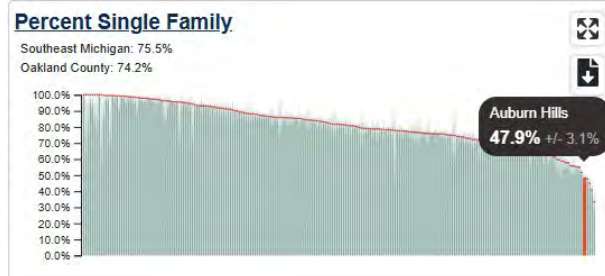
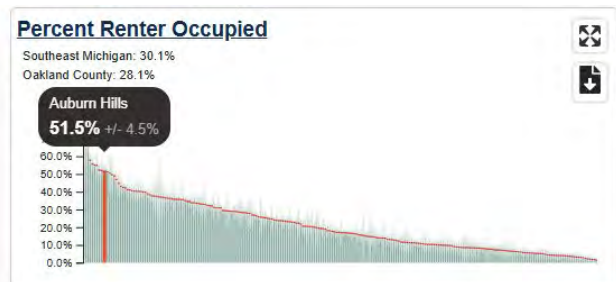
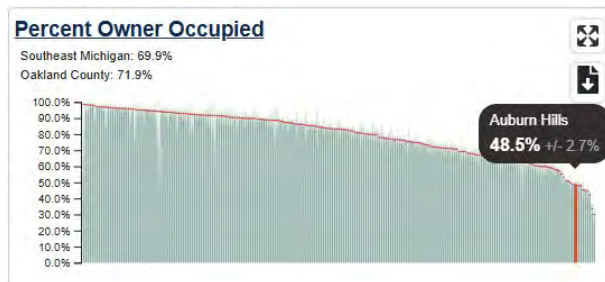
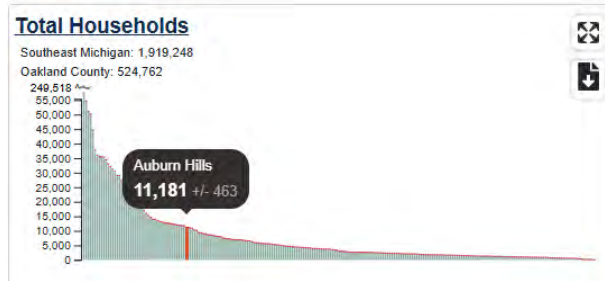
Recent US Census Bureau data (2022) compiled by SEMCOG indicates that Auburn Hills' population is younger, has fewer families with children, is more racially diverse, and is more transient than most municipalities in the region. The graphs below, created by SEMCOG, show how Auburn Hills compares to the other 230 municipalities in the region.



Source: SEMCOG – Community Explorer Tool / US Census Bureau Data (2022 American Community Survey)

Auburn Hills Hosts a Variety of Housing Choices

Recent US Census Bureau data (2022) compiled by SEMCOG confirms that Auburn Hills has an approximate 50/50 mix of owner-occupied and rental products, with one of the lowest homeownership and highest renter occupancy as a percentage of total housing units in the region. The graphs below, created by SEMCOG, show how Auburn Hills compares to the other 230 municipalities in the region.



Source: SEMCOG – Community Explorer Tool / US Census Bureau Data (2022 American Community Survey)

Breakdown of the Existing Housing Stock in Auburn Hills

The table below summarizes the findings of the *City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study*, which shows that the City has more rental apartment units than traditional detached single-family units. The City's 2025 analysis shows that homeowners comprise 48.2% of the community's housing stock, which corresponds closely with the SEMCOG-reported US Census Bureau estimate of 48.5%.

WEST SIDE

Sections 1-4
13.1% of total housing
Est. 3,237 population

SOUTH END

Sections 5-9
42.1% of total housing
Est. 10,401 population

NORTH END

Sections 10-12
44.8% of total housing
Est. 11,037 population

Study Section	Housing Units in Existence (as of January 2025)					
	Detached Single Family (owner- occupied)	Attached Single Family (owner- occupied)	Apartment (rental)	Mobile Home	Total Units Existing Count	Percent of Total
1. Northwest Corner/ Canadian Neighborhood	200	0	584	0	784	6.7%
2. Baldwin/West Collier Neighborhood	47	123	81	0	251	2.2%
3. Vinewood Neighborhood	239	0	0	0	239	2.0%
4. Opdyke Corridor: North Opdyke/Lapeer	129	0	124	0	253	2.2%
5. Opdyke Corridor: S/M-59 & Southwest Corner	622	0	168	228	1,018	8.7%
6. Auburn Heights School Neighborhood	361	236	720	0	1,317	11.3%
7. Southeast Corner Neighborhood	595	0	117	0	712	6.1%
8. Churchill Neighborhood/ West Downtown	165	0	236	258	659	5.7%
9. Downtown Auburn Hills Neighborhood	131	282	626	161	1,200	10.3%
10. University Center Neighborhood (S/Walton)	400	0	188	0	588	5.1%
11. University Center Neighborhood (N/Walton)	249	696	2,305	238	3,488	30.0%
12. Northeast Corner Neighborhood	912	218	0	0	1,130	9.7%
Total Units	4,050 (34.8%)	1,555 (13.4%)	5,149 (44.2%)	885 (7.6%)	11,639 (100%)	100%
Estimated Population (@2.12 persons per unit)	8,586	3,297	10,916	1,876	24,675	

Notes:

- 321 of the 4,050 detached single-family homes are registered rental homes.
- The total unit count and the estimated population do not include 1) residents living in student housing on the Oakland University campus and 2) 358 housing units currently under construction (113 detached single-family homes and 245 apartments).
- 2.12 persons per unit/household based on US Census data

Breakdown of Projected Housing Build-Out for Auburn Hills

Based on the *City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study*, the City could increase its housing stock by approximately 15%, or 1,725 units, upon build-out. The housing stock is forecasted to add a net mix of 543 detached single-family homes and 1,343 attached units, with the removal of 161 mobile homes. It is also projected, subject to City Council approval, that 415 of the future 1,343 attached units could be rental products based on their location. Thus, if the remaining 928 (of the 1,343) envisioned attached units were to be developed as owner-occupied, the City would slightly exceed a 50-50 mix of owner-occupied and rental housing products upon final build-out.

Future Housing Build-Out Projection					
	Detached Single-Family (owner- occupied)	Attached Single-Family (owner- occupied)	Apartment (rental)	Mobile Home	Envisioned Build-Out Scenario based on 2025 study
Total Units	4,050 + 543 = 4,593 (34.4%)	1,555 + 928 = 2,483 (18.6%)	5,149 + 415 = 5,564 (41.6%)	885 – 161 = 724 (5.4%)	13,364 units (increase of 1,725 units)
	(7,076 combined units) 52.9%		(6,288 combined units) 47.1%		
Estimated Population (@2.12 persons per unit)	9,737	5,264	11,796	1,535	28,332 people (increase of 3,657 people)
	(15,001 combined population) 52.9%		(13,331 combined population) 47.1%		

Note:

- The total unit count and the estimated population do not include residents living in student housing on the Oakland University campus.

Planning for Auburn Hills Y2050

Based on its understanding of the City's demographic makeup and existing housing stock, the City's Planning Commission and City Council have set the following policy priorities as follows:

1. Increase Opportunities for Homeownership

As a formal policy of the City, as the community nears the build-out of its housing stock, it desires to continue to promote and increase detached and attached single-family owner-occupied housing to the greatest extent possible. Homeownership is believed to keep residents rooted in the community; however, due to various geographic and economic factors, Auburn Hills has historically permitted ample multi-family rental housing developments. Compared to the City's overall housing stock, this high number of rental units has resulted in a much more transient population than other communities in the region.

City leaders perceive that people who purchase single-family homes/condominium units stay longer, are more emotionally attached, and develop stronger ties with social and civic organizations in the community. The observed experience in Auburn Hills is that long-term residents have been more likely than short-term renters to be civically engaged and show interest in working to improve their neighborhoods.

Demonstrating this high rental housing rate, recent US Census Bureau data compiled by SEMCOG (2022) indicates that **single-family owner-occupied units were 48.5% of the housing stock in Auburn Hills**, which is considerably lower than neighboring municipalities - Oakland Township's 96.1%, Bloomfield Township's 89%, West Bloomfield Township's 82.6%,

Independence Township's 80%, Orion Township's 81%, Rochester Hills's 77.3%, Troy's 75%, Waterford Township's 72.4%, and the City of Rochester's 65.6%. The only nearby community with a lower homeownership rate than Auburn Hills is the City of Pontiac's 42.3%. In addition, Auburn Hills' homeownership rate of 48.5% was lower than that of Michigan's most populated city, the City of Detroit, which was estimated at 48.8%.

City leaders are cognizant of consumer needs and demographic changes that have made people more mobile than ever. Due to rising home prices and interest rates, the cost of home ownership is beyond the reach of many, making it necessary for rental options to be available. The *City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study* identifies eight potential locations (three are under construction) where approximately 415 apartment units could be added. Rental products at those locations are not permitted by right and would require City Council approval via the Planned Unit Development Option. Thus, implementation and authorization to be developed as a rental product will be at the full discretion of the City Council, determined on a case-by-case basis. **The remaining potential housing units envisioned in the City's analysis, detached or attached units, must be developed as single-family owner-occupied units to comply with this policy.**

As noted in Item #3 below, opportunities may arise in the redevelopment of non-residential land not envisioned in the City's analysis, where it may be advantageous for the City Council, at its full discretion, to permit additional rental products.

2. Preserve the Character of Established Large-Lot Neighborhoods

Auburn Hills leaders desire to preserve and protect the City's established large-lot neighborhoods and maintain their spacious rural character, fabric, and sense of community. Since 2000, several neighborhood master plan studies and zoning changes have been implemented to prevent developments that could significantly alter these areas' identities and disrupt the quality of life of their residents.

The City hosts parcels of various sizes with homes of all types in neighborhoods ranging from urban/high-density to rural. Thus, the City's goal is to maintain some of its historical character and retain the established, rural atmosphere of large-lot neighborhoods like Vinewood, Churchill, University Center—south of Walton Boulevard, Auburn Heights Manor, and similar areas. Infill development will be allowed to occur in these neighborhoods at a density consistent with the *City of Auburn Hills Master Land Use Plan* and Zoning Ordinance.

To balance the impact of new development with existing natural features in the Northeast Corner Neighborhood, new development must be consistent with the *Northeast Corner Neighborhood Master Plan* and Zoning Ordinance. This specific subarea plan is unique from other neighborhoods within the City as it strongly encourages new housing development to be clustered via the R-1A, Open Space Development Option to balance urbanization and nature. This is done by incentivizing the preservation of as many trees, wetlands, and other natural areas as possible via a modest housing unit density increase.

3. Consider Population Growth in Non-Residential Areas Where Appropriate

The *City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study* contemplates housing growth on a select few commercial and industrial properties, but no existing hotel or T&R District zoned parcel was shown as a potential housing growth opportunity.

The City has received inquiries in recent years regarding converting underutilized hotels, office buildings, and their associated parking areas to create new rental housing/apartments.

The City's Zoning Ordinance does not permit housing products within the T&R District by right, and the City would prefer these properties to be utilized for non-residential purposes. The same is true for hotel properties in the B-2 and T&R Districts. **Thus, implementation and authorization for a hotel or T&R District property to be redeveloped with housing products will be at the full discretion of the City Council via the Planned Unit Development Option, determined on a case-by-case basis, with a strong preference toward detached single-family homes or attached owner-occupied condominiums being offered,** consistent with Item #1 above.

Conclusion

The City's Planning Commission and City Council find that the City currently hosts an adequate range of housing types, costs, affordability, attainability, ages, and other characteristics, including single and multiple-family dwellings, to serve the housing demands of its diverse population. This policy statement and the supporting *City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study* shall serve as supplementing documents to the *City of Auburn Hills Master Land Use Plan* as the community continues to grow into the future.



RESIDENTIAL

BUILD-OUT ANALYSIS AND FUTURE GROWTH STUDY

AH
AUBURN HILLS

FEBRUARY 5, 2025



RESIDENTIAL

BUILD-OUT ANALYSIS AND FUTURE GROWTH STUDY

Prepared for the Planning Commission
and City Council

Steven J. Cohen, AICP
Director of Community Development
February 5, 2025

This planning study has been drafted to provide a snapshot of the City's existing housing stock and estimate the maximum number of residential units that could be developed within the community based on current policies and regulations. Factors such as available developable land, parcel sizes, environmental features, master-planned density allowances, and zoning were considered when projecting future housing capacity if all buildable land is developed.

*Photo taken of the City of Auburn Hills looking
southeast from the top of the Oakland Heights
Development Landfill at 2350 Brown Road*

Study Section	Housing Units in Existence (as of January 2025)					
	Detached Single Family (owner- occupied)	Attached Single Family (owner- occupied)	Apartment (rental)	Mobile Home	Total Units Existing Count	Percent of Total Units
1. Northwest Corner/ Canadian Neighborhood	200	0	584	0	784	6.7%
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3. Vinewood Neighborhood	239	0	0	0	239	2.0%
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7. Southeast Corner Neighborhood	595	0	117	0	712	6.1%
8. Churchill Neighborhood/ West Downtown	165	0	236	258	659	5.7%
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Total Units	4,050 (34.8%)	1,555 (13.4%)	5,149 (44.2%)	885 (7.6%)	11,639 (100%)	100%
Estimated Population (@2.12 persons per unit)	8,586	3,297	10,916	1,876	24,675	

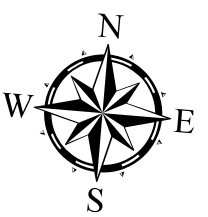


CITY OF
AUBURN HILLS
OAKLAND COUNTY,
MICHIGAN

Residential Zoned
Properties

Auburn Hills Zoning

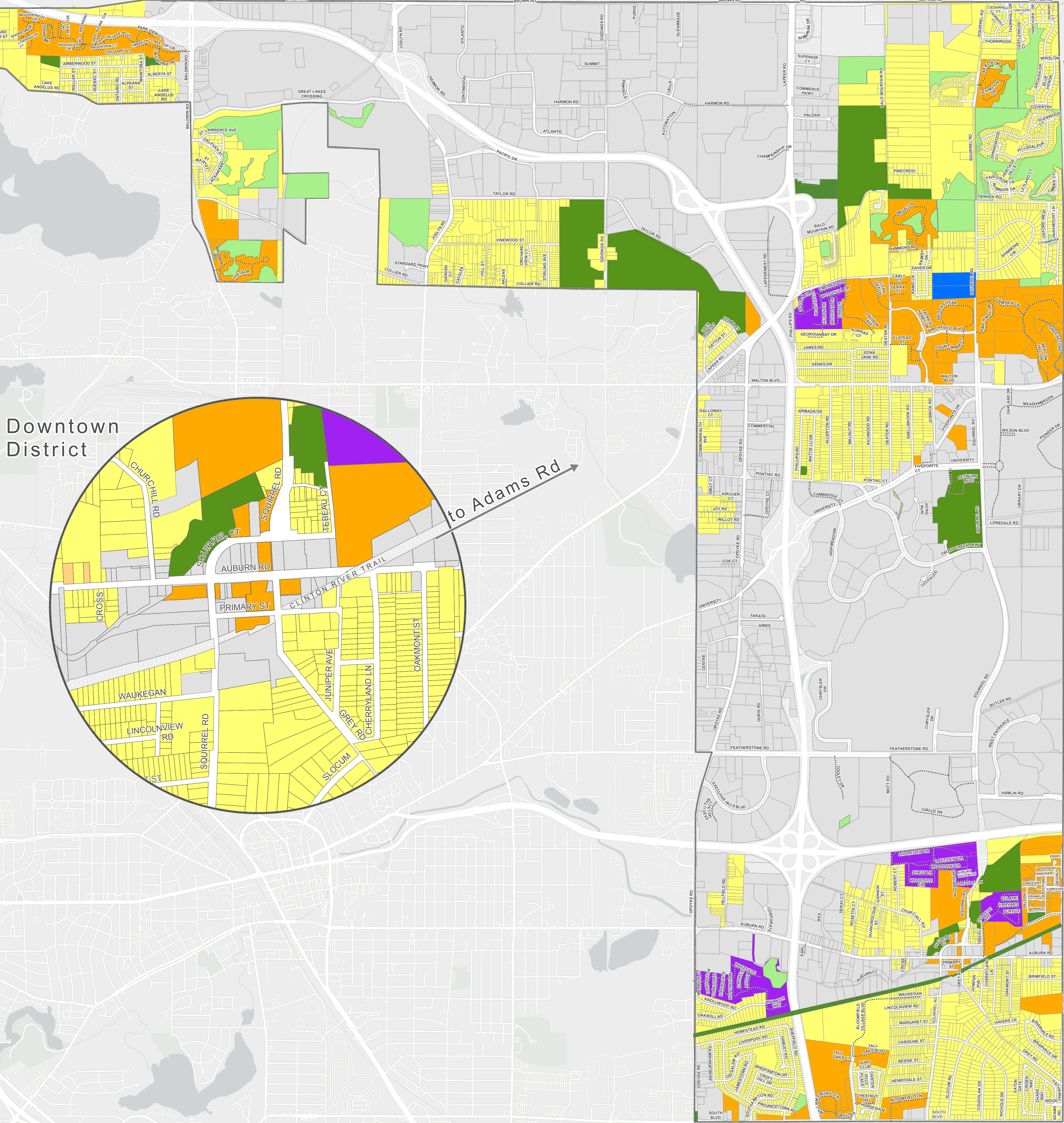
- Single Family Detached Residential
- Mobile Home Park
- SP - Multiple Family
- Other
- Attached Residential Units (Rent & Owner Occupied)
- Tax Parcel
- Existing City of Auburn Hills Parks / Recreation
- Existing Private Parks / Conservation Easement
- SDE.Oakland_RightOfWay
- Non ROW Road Centerline



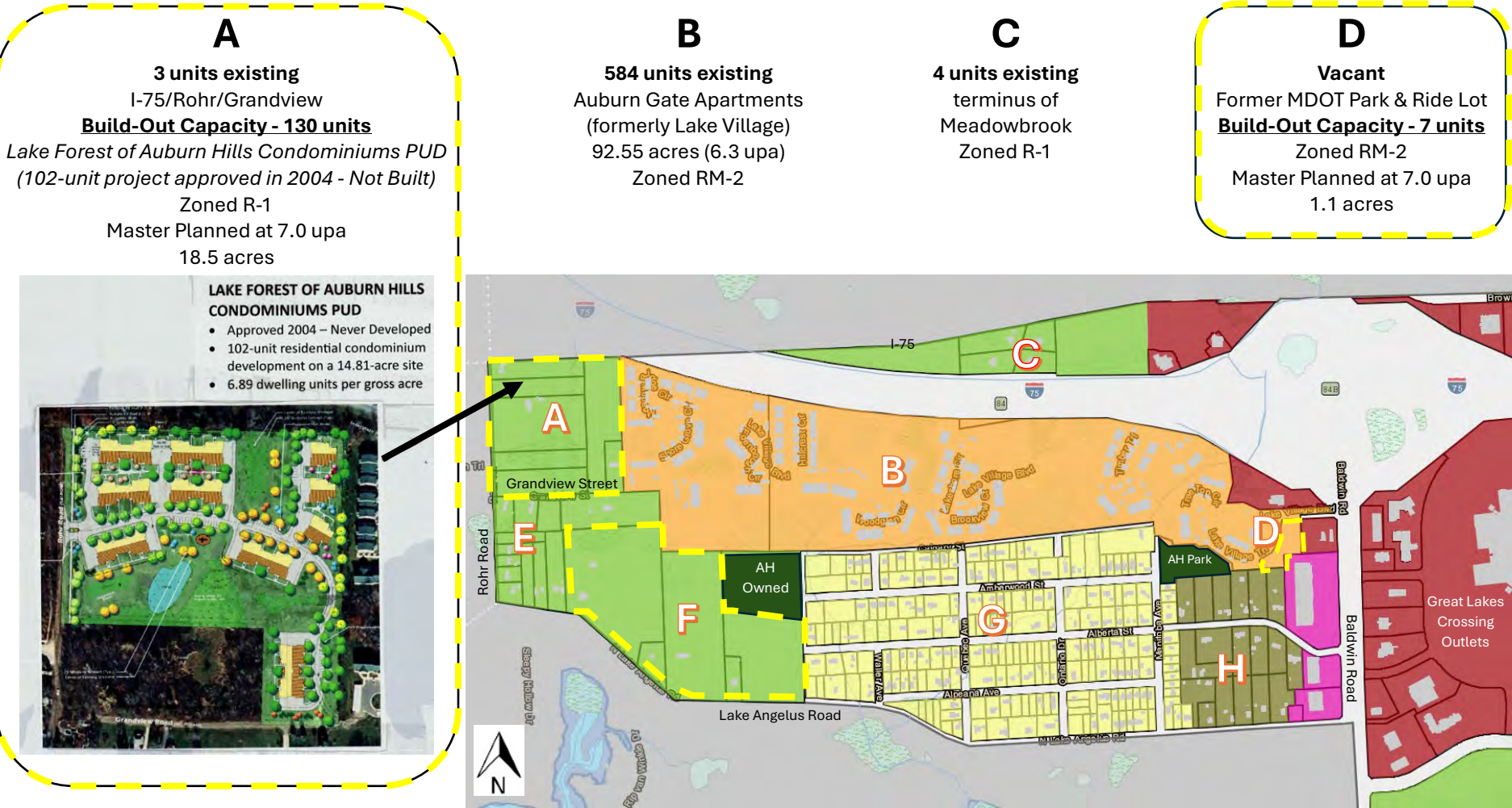
Source: Data provided by Oakland County and Auburn Hills. OHM Advisors does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the Community and all use is strictly at the user's own risk.

Coordinate System: NAD 1983 HARN StatePlane Michigan North FIPS 2111 Feet Intl

Map Published: January 28, 2025



Section 1. Northwest Corner/Canadian Neighborhood



MASTER LAND USE PLAN

CITY OF AUBURN HILLS
CITY OF AUBURN HILLS PLANNING COMMISSION

LAND USE CLASSIFICATIONS

- RESIDENTIAL
- NON-RESIDENTIAL
- PUBLIC

RESIDENTIAL DENSITY PROPOSALS

XX DWELLING UNITS PER ACRE

Area 1 - Build-Out Analysis		
Area	Existing Unit Count	Unit Build-Out Scenario
A	3	130
B	584	584
C	4	4
D	0	7
E	9	38
F	3	90
G	163	195
H	18	18
Total Units	784	1,066 (282 unit increase)

* When estimating build-out scenario, it is noted that R-1 zoning allows higher density at 3.2 upa than the master planned density of 2.0 upa.

Summary

- Potential to add approximately 282 units at build-out
- Estimated existing population based on current unit count at 2.12 persons per household - 1,662 people
- Estimated future population based on build-out capacity at 2.12 persons per household - 2,260 people
- Potential to add 598 people at build-out

Map Key
Areas where more housing units could feasibly be added

Section 2. Baldwin/West Collier Neighborhood

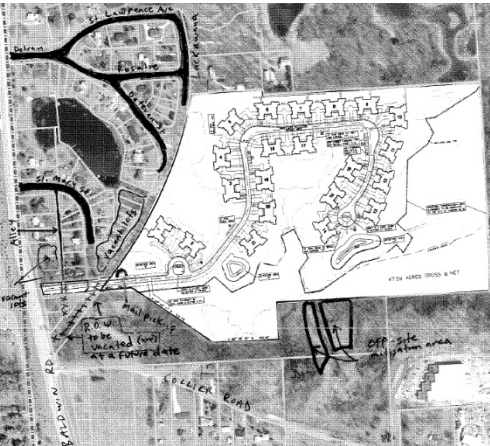


A

41 units existing
Lantern Lakes Neighborhood
Zoned R-1

B

Vacant
Build-Out Capacity - 84 units
Angelus Forest Condominiums PUD
(84-unit project approved in 2001 – Not Built)
(Build-out limited by wetlands)
Zoned R-1/PUD (1.8 upa)
Master Planned at 2.0 upa
47.6 acres

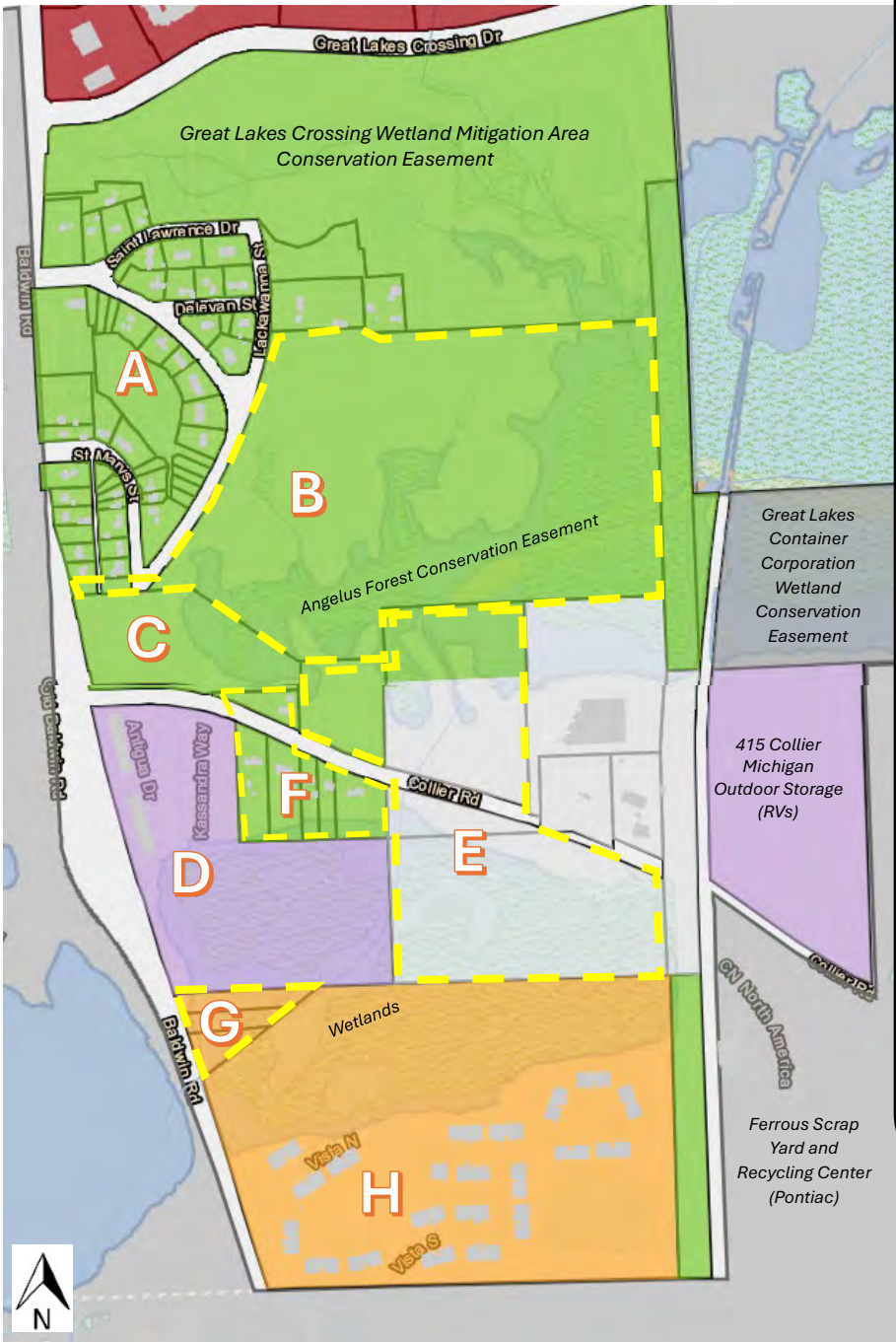


C

Vacant
Build-Out Capacity - 4 units
Church of God in Christ
(Church project approved in 2019 – Not Built)
(Build-out limited by wetlands)
Zoned R-1 (3.2 upa)
Master Planned at 2.0 upa
6.3 acres


D

81 units existing
Mosaic of Auburn Hills Apartments (2015)
19.9 acres (4.1 upa)
Zoned RM-2/PUD



E

Vacant
Build-Out Capacity - 104 units
104-unit project proposed via
Master Plan Amendment in 2007 -
Not Built
(Build-out limited by wetlands)
Zoned R-1/I-1 (3.62 upa)
Master Planned at 4.0 upa
28.7 acres



F

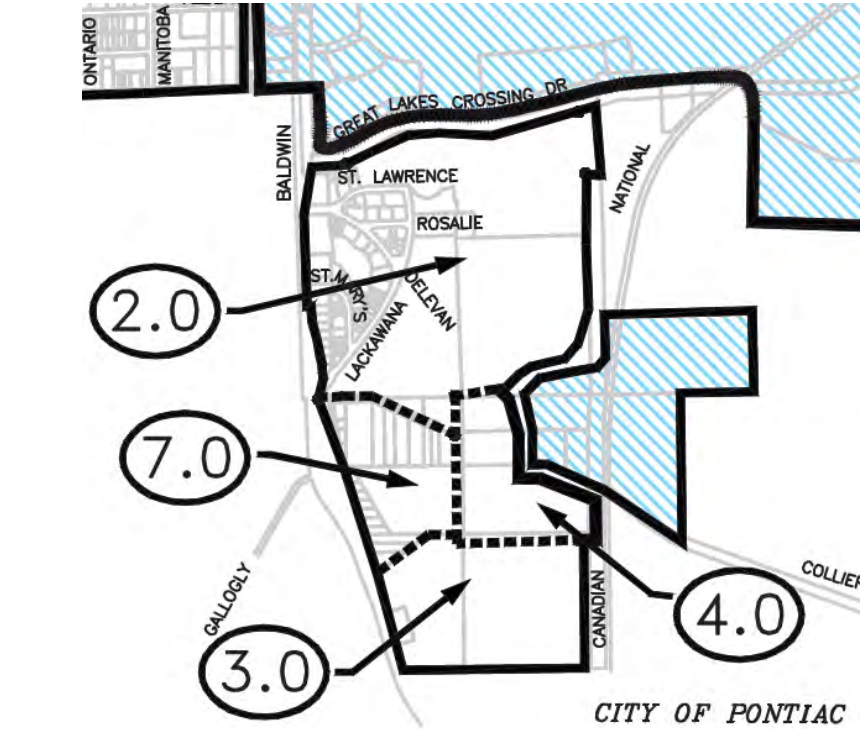
6 units existing
Build-Out Capacity - 32 units
Collier (both sides)
Zoned R-1
Master Planned at 7.0 upa
4.5 acres

G

Vacant
Build-Out Capacity - 3 units
(Build-out limited by wetlands)
Baldwin
Zoned RM-2
Master Planned at 7.0 upa
2 acres

H

123 units existing
Auburn Park Condominiums (2001)
48.7 acres (2.79 upa)
Zoned RM-2



MASTER LAND USE PLAN
CITY OF AUBURN HILLS
CITY OF AUBURN HILLS PLANNING COMMISSION

LAND USE CLASSIFICATIONS

- RESIDENTIAL
- NON-RESIDENTIAL
- PUBLIC

RESIDENTIAL DENSITY PROPOSALS

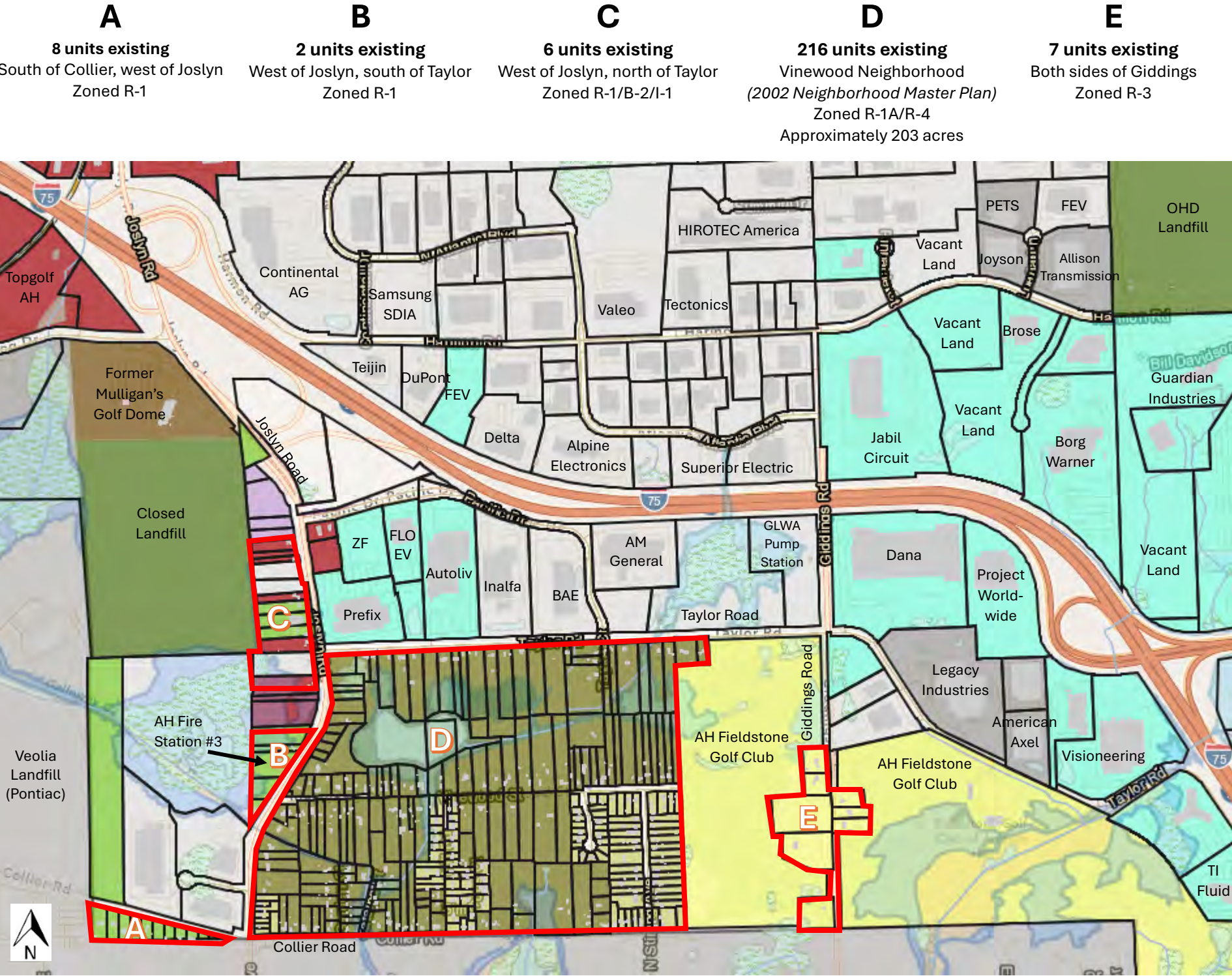
○ XX DWELLING UNITS PER ACRE

Area 2 - Build-Out Analysis		
Area	Existing Unit Count	Unit Build-Out Scenario
A	41	46
B	0	84
C	0	4
D	81	81
E	0	104
F	6	32
G	0	3
H	123	123
Total Units	251	477 (226 unit increase)

- Summary**
- Potential to add approximately 226 units at build-out
 - Estimated existing population based on current unit count at 2.12 persons per household - 532 people
 - Estimated future population based on build-out capacity at 2.12 persons per household – 1,011 people
 - Potential to add 479 people at build-out

Map Key
Areas where more housing units could feasibly be added

Section 3. Vinewood Neighborhood



MASTER LAND USE PLAN

CITY OF AUBURN HILLS
CITY OF AUBURN HILLS PLANNING COMMISSION

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.

Vinewood Neighborhood
Master Plan – March 2002

LAND USE CLASSIFICATIONS

- RESIDENTIAL
- ▨ NON-RESIDENTIAL
- PUBLIC

RESIDENTIAL DENSITY PROPOSALS

- ⓧ DWELLING UNITS PER ACRE

Summary

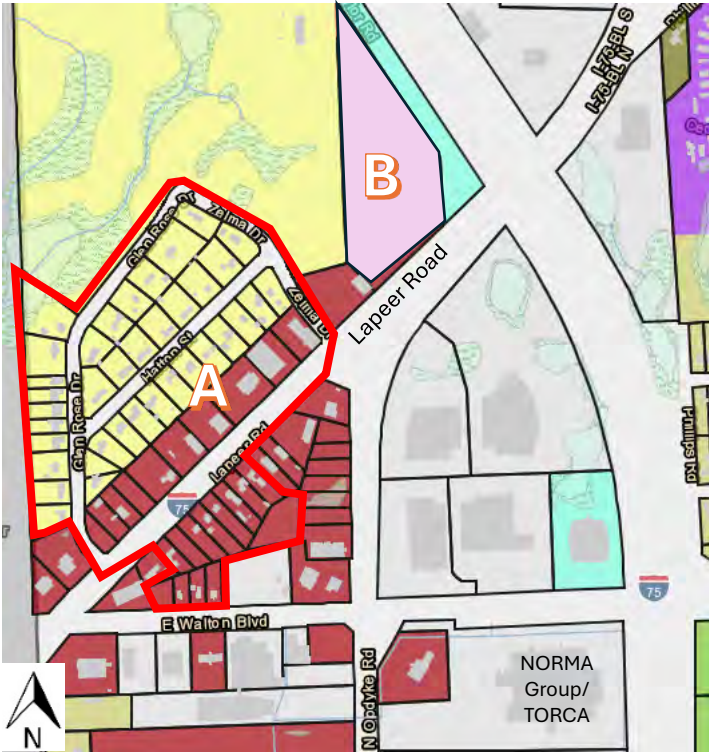
- Potential to add approximately 33 units at build-out
- Estimated existing population based on current unit count at 2.12 persons per household - 507 people
- Estimated future population based on build-out capacity at 2.12 persons per household – 577 people
- Potential to add 70 people at build-out

Map Key
Properties unlikely to be consolidated or redeveloped into larger housing developments due to small size, narrow shape, wetlands, or financial feasibility.

Area 3 - Build-Out Analysis		
Area	Existing Unit Count	Unit Build-Out Scenario
A	8	9
B	2	3
C	6	6
D	216	245*
E	7	9
Total Units	239	272 (33 unit increase)

*Assumption that new home construction will occur on existing lots. The consolidation of parcels to create new subdivisions developed with private streets and half-acre lots is unlikely and most likely cost prohibitive.

Section 4. Opdyke Corridor - North Opdyke/Lapeer



- A**

47 units existing
Perry Walton Subdivision (37)
Glenrose/Hatton/Zelma
Rezoned R-3
Nonconforming B-2 Lapeer Triangle (10)
Rezoned B-2
- B**

124 units existing
Taylor Crossings/Clover
Senior Independent Living
Apartments PUD
7.6 acres (16.7 upa)
Zoned B-2/PUD
- C**

28 units existing
Galloway/Commonwealth
Neighborhood
Zoned R-4
- D**

38 units existing
Willot/Joy/Kircher
Neighborhood
Zoned R-1
- E**

16 units existing
Not Shown on Map
Pontiac/Commonwealth/Emily Ct/Coe Ct/Opdyke
Non-Conforming Homes
Zoned I-1/B-2



MASTER LAND
USE PLAN

CITY OF AUBURN HILLS
CITY OF AUBURN HILLS PLANNING COMMISSION

LAND USE CLASSIFICATIONS

- RESIDENTIAL
- NON-RESIDENTIAL
- PUBLIC

RESIDENTIAL DENSITY PROPOSALS

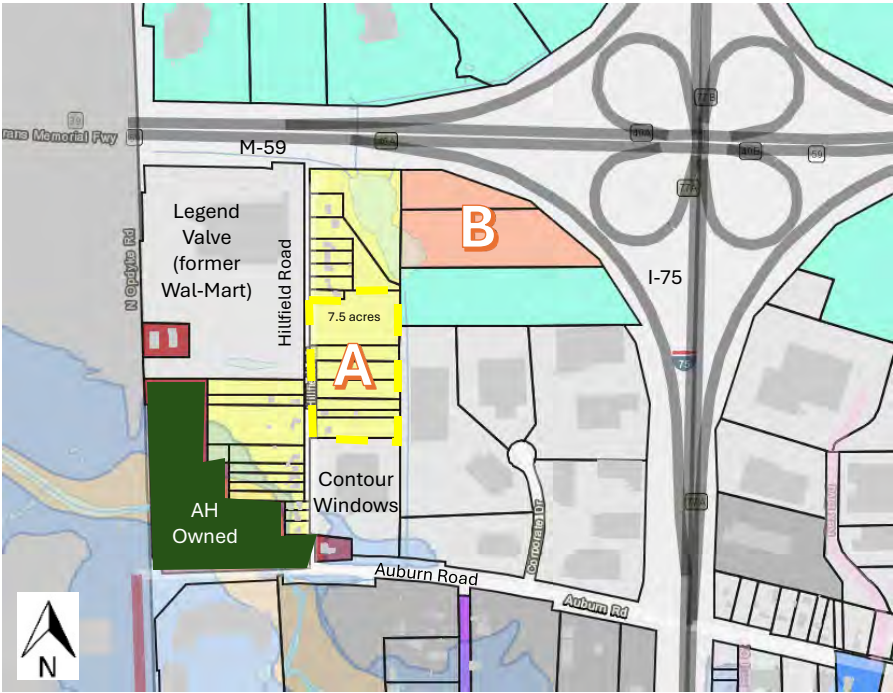
XX DWELLING UNITS PER ACRE

Area 4 - Build-Out Analysis		
Area	Existing Unit Count	Unit Build-Out Scenario
A	47	47
B	124	124
C	28	45
D	38	39
E	16	16
Total Units	253	271 (18 unit increase)

- Summary**
- Potential to add approximately 18 units at build-out
 - Estimated existing population based on current unit count at 2.12 persons per household - 536 people
 - Estimated future population based on build-out capacity at 2.12 persons per household – 575 people
 - Potential to add 39 people at build-out

Map Key
Properties unlikely to be consolidated or redeveloped into larger housing developments due to small size, narrow shape, or financial feasibility.

Section 5. Opdyke Corridor - Southwest Corner/South of M-59



A
18 units existing
Hillfield
Build-Out
Capacity - 48 units
Rezoned R-3

B
Vacant
(M-59/I-75
interchange
expansion area)
Zoned RM-3

C
228 units existing
Sheffield Estates
Mobile Home Park
63.5 acres (3.6 upa)
Zoned MHP

D
71 units existing
Knollwood/
Oaknoll
Zoned R-4

E
533 units existing
Bloomfield Orchards
Subdivision
Zoned R-1

F
60 units existing
Meadow Creek Village
Senior Independent
Living Apartments
5.3 acres (11.3 upa)
Zoned RM-2

G
108 units existing
Bloomfield Orchards
Apartments
6.4 acres (16.9 upa)
Zoned RM-2

MASTER LAND
USE PLAN

CITY OF AUBURN HILLS
CITY OF AUBURN HILLS PLANNING COMMISSION

LAND USE CLASSIFICATIONS

- RESIDENTIAL
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RESIDENTIAL DENSITY PROPOSALS

- XX DWELLING UNITS PER ACRE

Area 5 - Build-Out Analysis

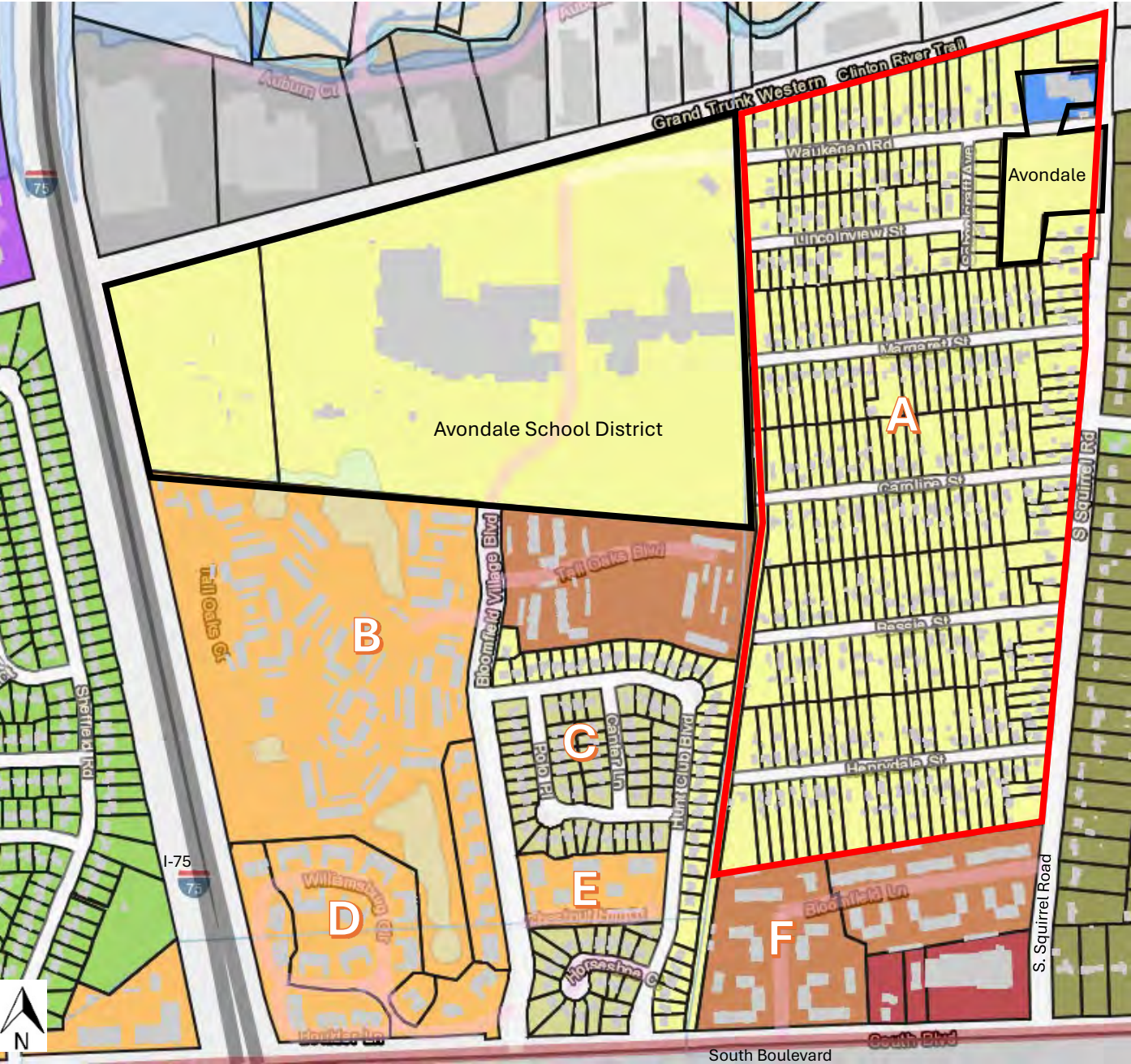
Area	Existing Unit Count	Unit Build-Out Scenario
A	18	48
B	0	0
C	228	228
D	71	72
E	533	533
F	60	60
G	108	108
Total Units	1,018	1,049 (31 unit increase)

Summary

- Potential to add approximately 31 units at build-out
- Estimated existing population based on current unit count at 2.12 persons per household – 2,158 people
- Estimated future population based on build-out capacity at 2.12 persons per household – 2,224 people
- Potential to add 66 people at build-out

Map Key
Areas where more
housing units could
feasibly be added

Section 6. Auburn Heights School Neighborhood



- A**
251 units existing
Auburn Heights School Neighborhood
(2005 Neighborhood Master Plan)
Zoned R-3
- B**
461 units existing
Bloomfield Villas Apartments
50.2 acres (9.2 upa)
Zoned RM-1/RM-2
- C**
110 units existing
Hunt Club Subdivision
Zoned R-3
- D**
96 units existing
Williamsburg Village Condominiums
Williamsburg II Condominiums
14.0 acres (6.9 upa)
Zoned RM-2
- E**
140 units existing
Chestnut Hill Village Condominiums
6.7 acres (20.1 upa)
Rezoned RM-2
- F**
259 units existing
Bloomfield Square Apartments
16.2 acres (16.0 upa)
Zoned RM-1

Map Key
Properties unlikely to be consolidated
or redeveloped into larger housing
developments due to small size,
narrow shape, or financial feasibility.



MASTER LAND
USE PLAN
CITY OF AUBURN HILLS
CITY OF AUBURN HILLS PLANNING COMMISSION

LAND USE CLASSIFICATIONS

- RESIDENTIAL
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RESIDENTIAL DENSITY PROPOSALS

- ⓧ DWELLING UNITS PER ACRE

Summary

- Potential to add approximately 16 units at build-out
- Estimated existing population based on current unit count at 2.12 persons per household – 2,792 people
- Estimated future population based on build-out capacity at 2.12 persons per household – 2,826 people
- Potential to add 34 people at build-out

Area 6 - Build-Out Analysis		
Area	Existing Unit Count	Unit Build-Out Scenario
A	251	267
B	461	461
C	110	110
D	96	96
E	140	140
F	259	259
Total Units	1,317	1,333 (16 unit increase)

Section 7. Southeast Corner Neighborhood



A

1 unit existing
The River Church

Build-Out Capacity - 39 units
39-unit project proposed via Auburn Heights School
Neighborhood Master Plan in 2005 - Not Built
Zoned R-1A/PUD (5.4 upa)
Master Planned – Non-Residential
7.22 acres

Site Data
Gross Site Area: 7.22 Acres
Multi Family Setbacks:
Front 20'
Back 40'
Side to Side 20'
Side to Rear 45'
Rear to Rear 60'
Corner to Corner 15'
Multi Family Structures:
2-Unit 2 Structures
3-Unit 3 Structures
4-Unit 5 Structures
Total Units 39 Units
Gross Density 5.4 UH/AC
Unit Types
Vicinity Map
ATWELL-HICKS

- B**

189 units existing
Auburn Heights Manor Subdivision
(2001 Neighborhood Master Plan)
Rezoned R-1A/R-1
- C**

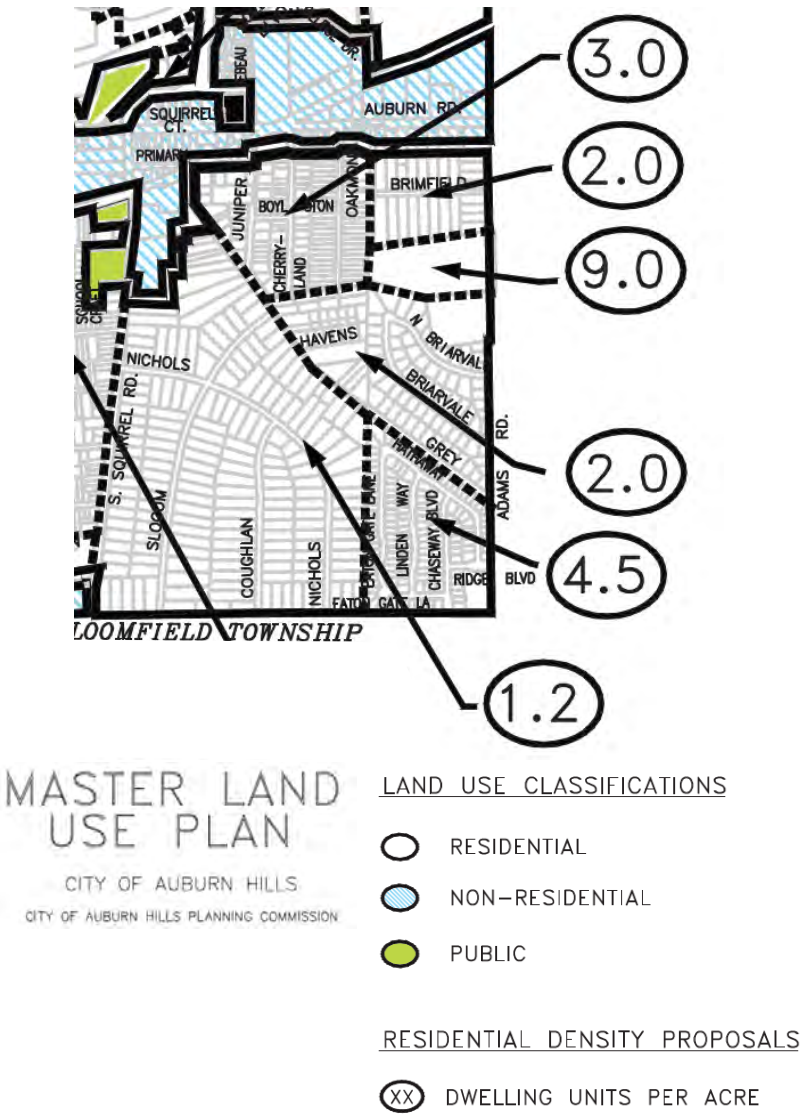
133 units existing
Juniper/Cherryland/
Oakmont/Primary/Grey
Zoned R-4
- D**

26 units existing
Brimfield/Adams
Zoned R-2
- E**

117 units existing
Adams Creek Apartments
14.2 acres (8.2 upa)
Zoned RM-1
- F**

88 units existing
Briarvale/Havens/
Adams/Grey
Zoned R-2/R-4
- G**

158 units existing
Adams Ridge Subdivision
Zoned R-2

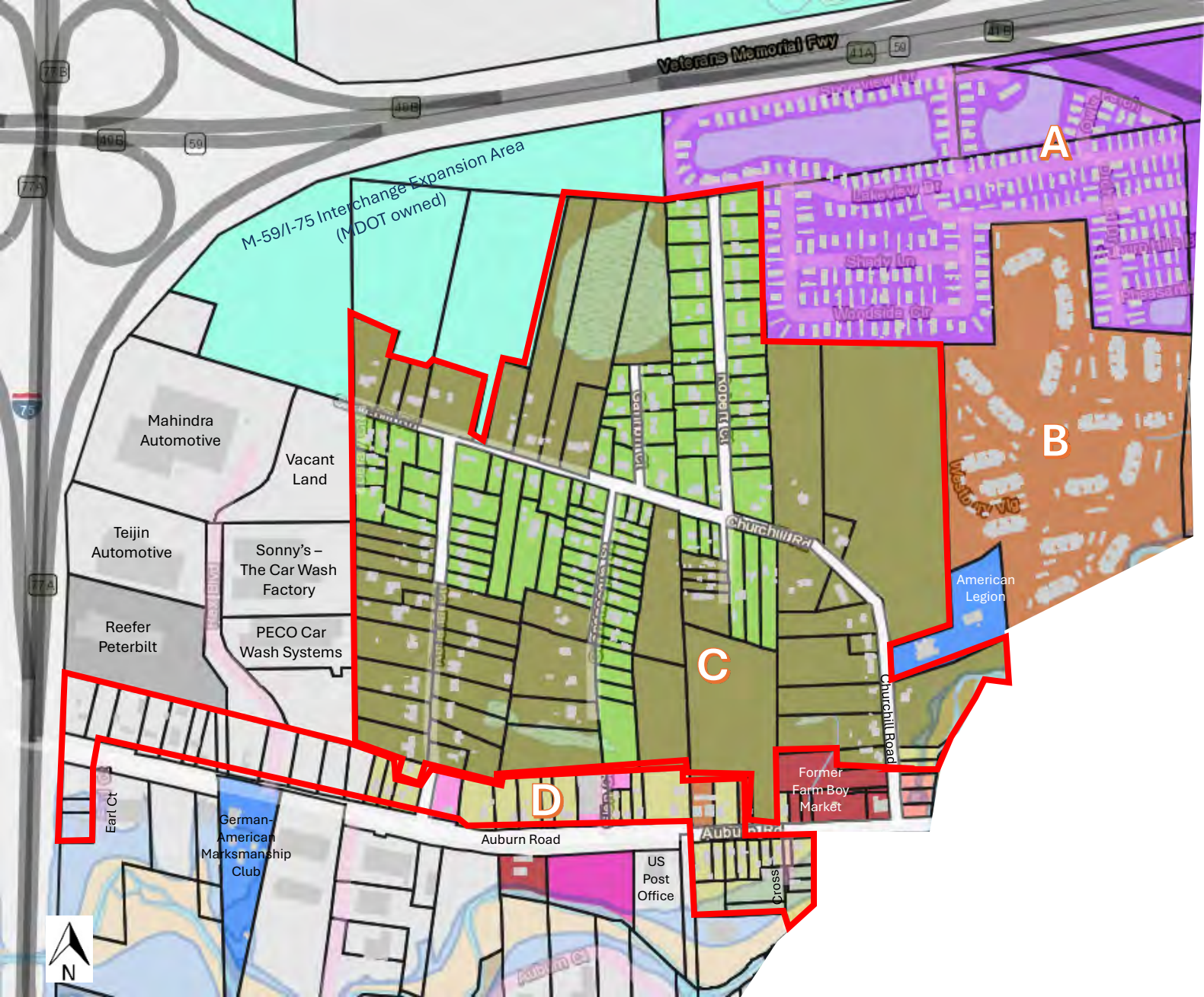


- Summary**
- Potential to add approximately 41 units at build-out
 - Estimated existing population based on current unit count at 2.12 persons per household – 1,509 people
 - Estimated future population based on build-out capacity at 2.12 persons per household – 1,596 people
 - Potential to add 87 people at build-out

Map Key
Areas where more housing units could feasibly be added

Area 7 - Build-Out Analysis		
Area	Existing Unit Count	Unit Build-Out Scenario
A	1	39
B	189	189
C	133	134
D	26	27
E	117	117
F	88	89
G	158	158
Total Units	712	753 (41 unit increase)

Section 8. Churchill Neighborhood/West Downtown



A
258 units existing
Oakland Estates Mobile Home Park
43.6 acres (5.9 upa)
Zoned MHP

B
236 units existing
Westbury Village Townhome Apartments
29.1 acres (8.1 upa)
Zoned RM-1

C
135 units existing
Churchill Neighborhood
(2003 Neighborhood Master Plan)
Rezoned R-1A/R-1/R-4

D
30 units existing
Auburn Road, west of Clinton River
Including Cross and Earl Ct.
Zoned R-4/I-1/RM-1



MASTER LAND USE PLAN

CITY OF AUBURN HILLS
CITY OF AUBURN HILLS PLANNING COMMISSION

LAND USE CLASSIFICATIONS

- RESIDENTIAL
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RESIDENTIAL DENSITY PROPOSALS

XX DWELLING UNITS PER ACRE

Area 8 - Build-Out Analysis		
Area	Existing Unit Count	Unit Build-Out Scenario
A	258	258
B	236	236
C	135	136*
D	30	30
Total Units	659	660 (1 unit increase)

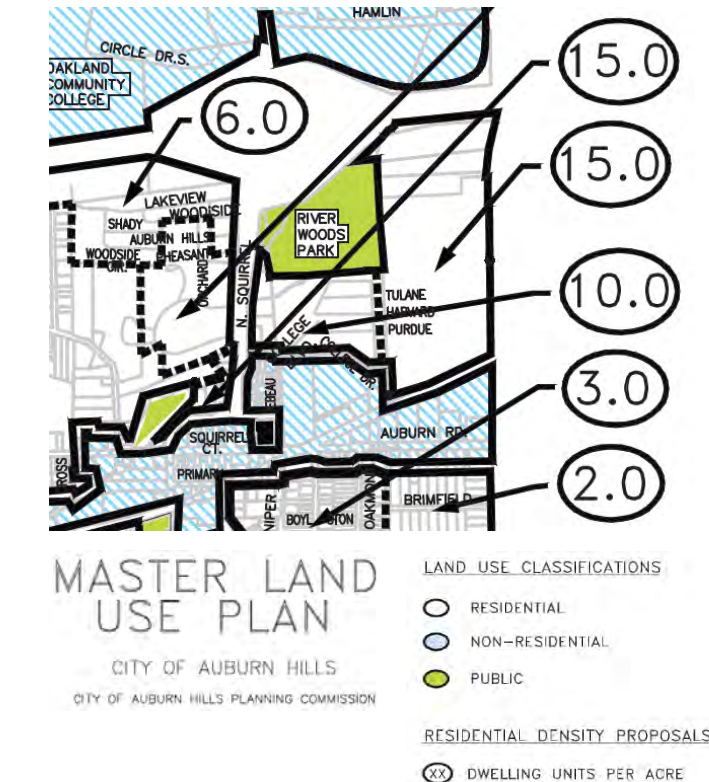
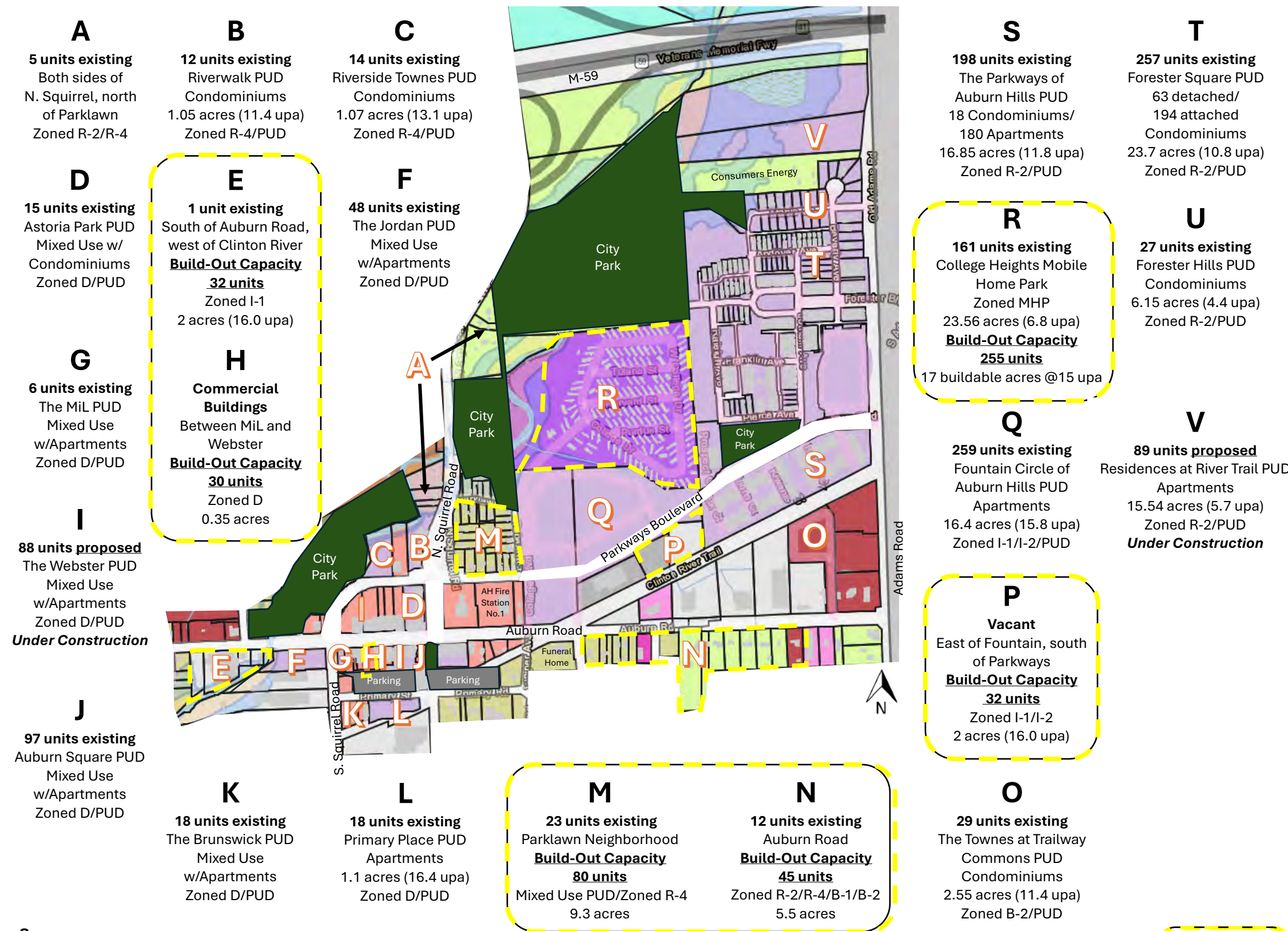
*Assumption that new home construction will occur on existing lots. The consolidation of parcels to create new subdivisions developed with private streets and half-acre lots is unlikely and most likely cost prohibitive.

Summary

- Area appears to have reached or is approaching build-out
- Estimated existing population based on current unit count at 2.12 persons per household – 1,397 people
- Estimated future population based on build-out capacity at 2.12 persons per household – 1,399 people
- Potential to add 2 people at build-out

Map Key
Properties unlikely to be consolidated or redeveloped into larger housing developments due to small size, narrow shape, wetlands, or financial feasibility.

Section 9. Downtown Auburn Hills Neighborhood



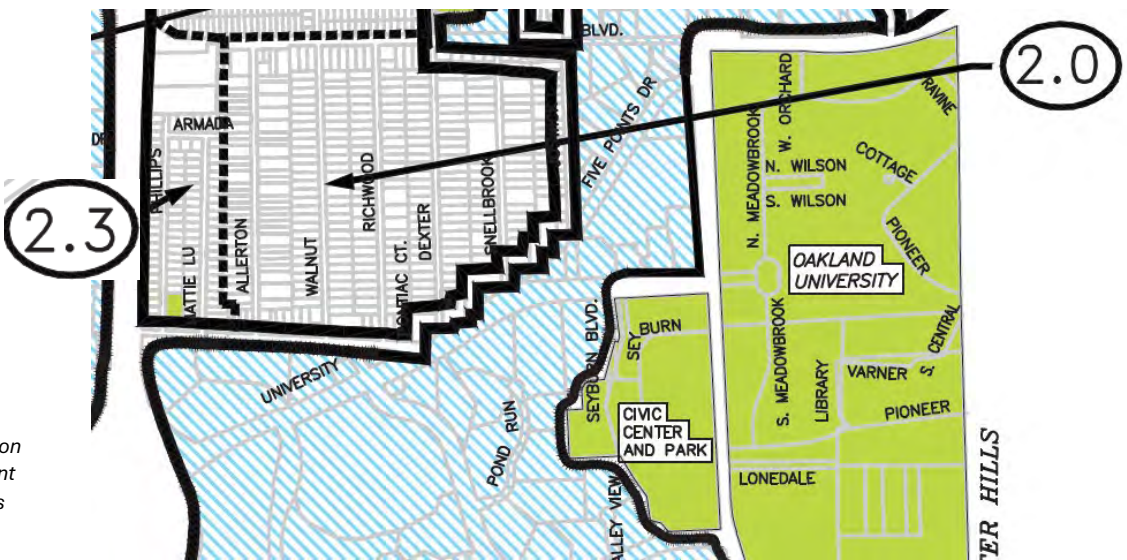
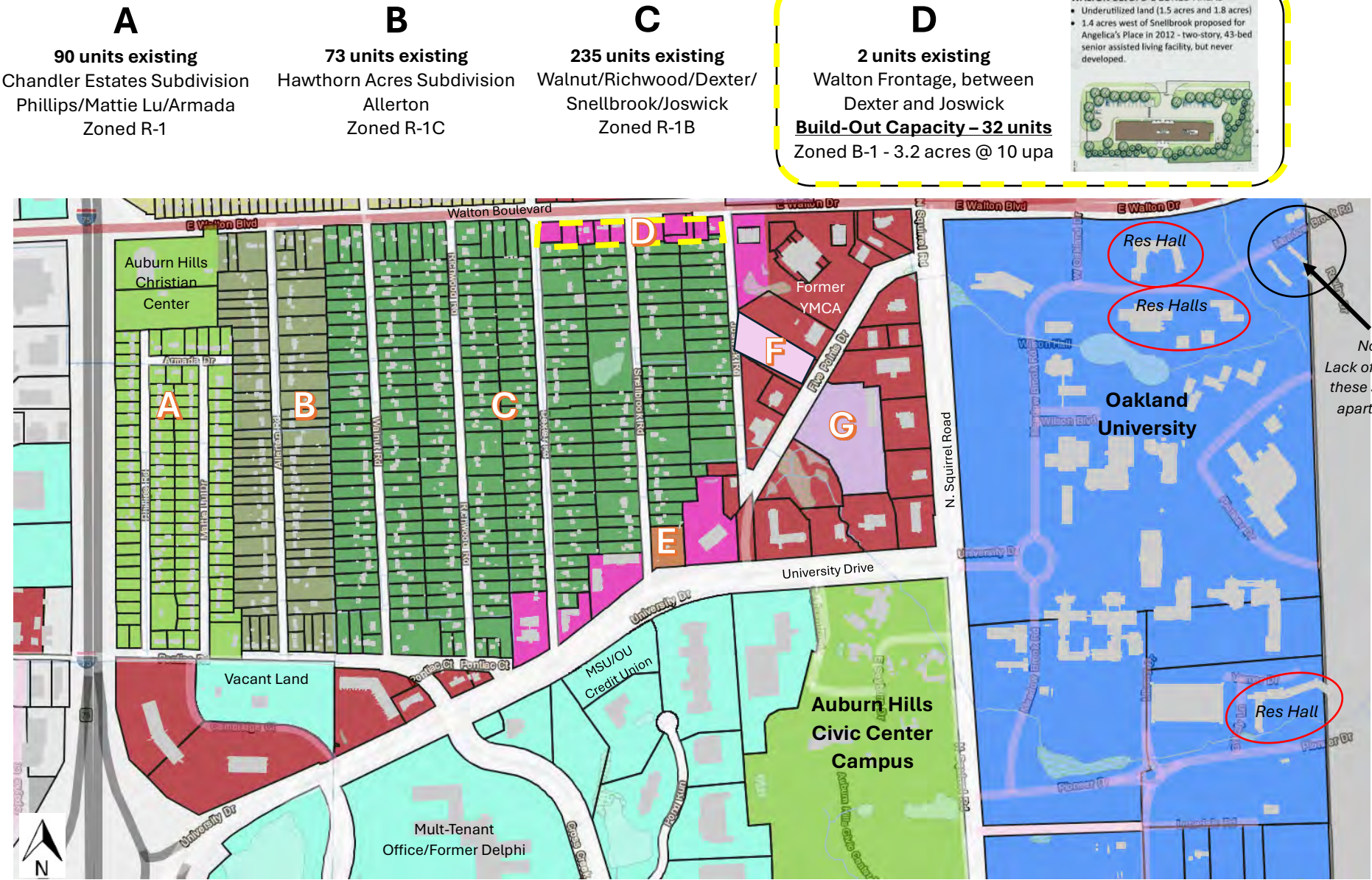
Area 9 - Build-Out Analysis		
Area	Existing Unit Count	Unit Build-Out Scenario
A	5	5
B	12	12
C	14	14
D	15	15
E	1	32
F	48	48
G	6	6
H	0	30
I	0	88*
J	97	97
K	18	18
L	18	18
M	23	80
N	12	45
O	29	29
P	0	32
Q	259	259
R	161	255
S	198	198
T	257	257
U	27	27
V	0	89*
Total Units	1,200*	1,654 (454 unit increase)

*Note: 177 units under construction are not counted within the total

- Summary**
- Potential to add approximately 454 net units at build-out
 - Estimated existing population based on current unit count at 2.12 persons per household – 2,544 people
 - Estimated future population based on build-out capacity at 2.12 persons per household – 3,507 people
 - Potential to add 963 people at build-out

Map Key
Areas where more housing units could feasibly be added

Section 10. University Center Neighborhood/South of Walton



MASTER LAND USE PLAN

CITY OF AUBURN HILLS
CITY OF AUBURN HILLS PLANNING COMMISSION

LAND USE CLASSIFICATIONS

- RESIDENTIAL
- NON-RESIDENTIAL
- PUBLIC

RESIDENTIAL DENSITY PROPOSALS

XX DWELLING UNITS PER ACRE

- A**

90 units existing

Chandler Estates Subdivision
Phillips/Mattie Lu/Armada
Zoned R-1
- B**

73 units existing

Hawthorn Acres Subdivision
Allerton
Zoned R-1C
- C**

235 units existing

Walnut/Richwood/Dexter/
Snellbrook/Joswick
Zoned R-1B
- E**

10 units existing

Frances M. Mocer
Scholars House (former
Cobblestone Manor B&B)
Zoned RM-1
- F**

68 units proposed

The Avant of Auburn Hills PUD
Apartments
2.7 acres (25.2 upa)
Zoned B-2/PUD
- G**

178 units existing

Five Points of Auburn Hills PUD
Apartments
6.9 acres (25.8 upa)
Zoned B-2/PUD

Oakland University

2,556 maximum dormitory student capacity
Hamlin Hall – 636 / Vandenberg Hall – 500 / Oakview Hall – 490 /
Van Wagoner Hall – 190 / Hillcrest Hall – 740
*Note: Parts of Mathews and Nicholson student apartments split by the
border of AH/RH are not included in above student housing capacity.*
Zoned SP

Area 10 - Build-Out Analysis		
Area	Existing Unit Count	Unit Build-Out Scenario
A	90	100
B	73	74
C	235	250
D	2	32
E	10	10
F	0	68
G	178	178
Total Units	588*	712 (124 unit increase)

- Summary**
- Potential to add approximately 124 units at build-out
 - Estimated existing population based on current unit count at 2.12 persons per household – 1,247 people*
 - Estimated future population based on build-out capacity at 2.12 persons per household – 1,509 people*
 - Potential to add 262 people at build-out

Map Key
Areas where more
housing units could
feasibly be added

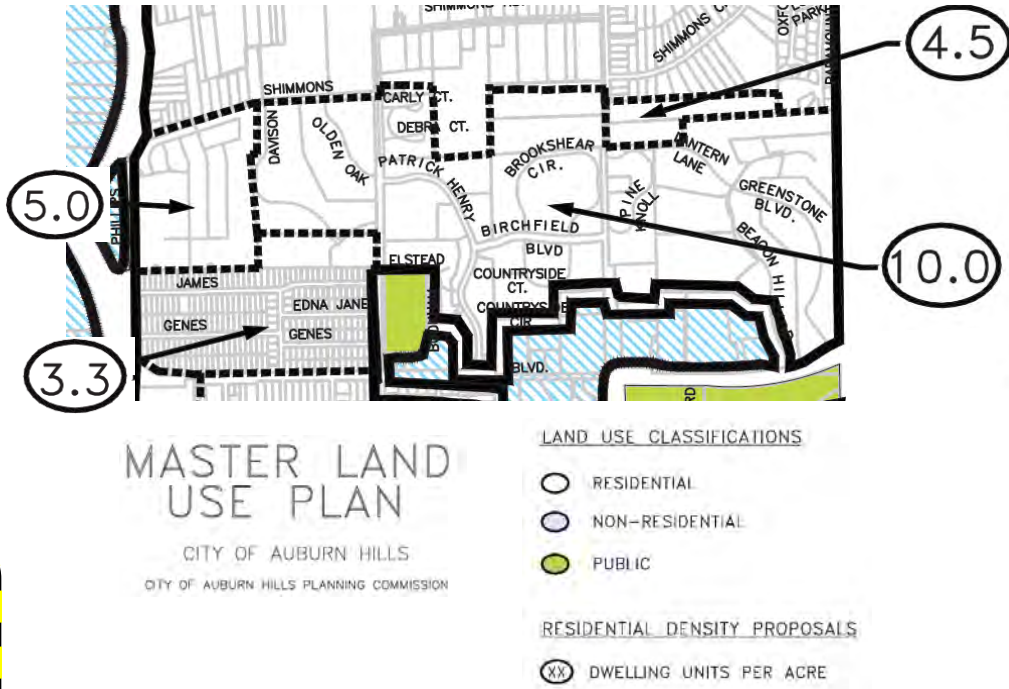
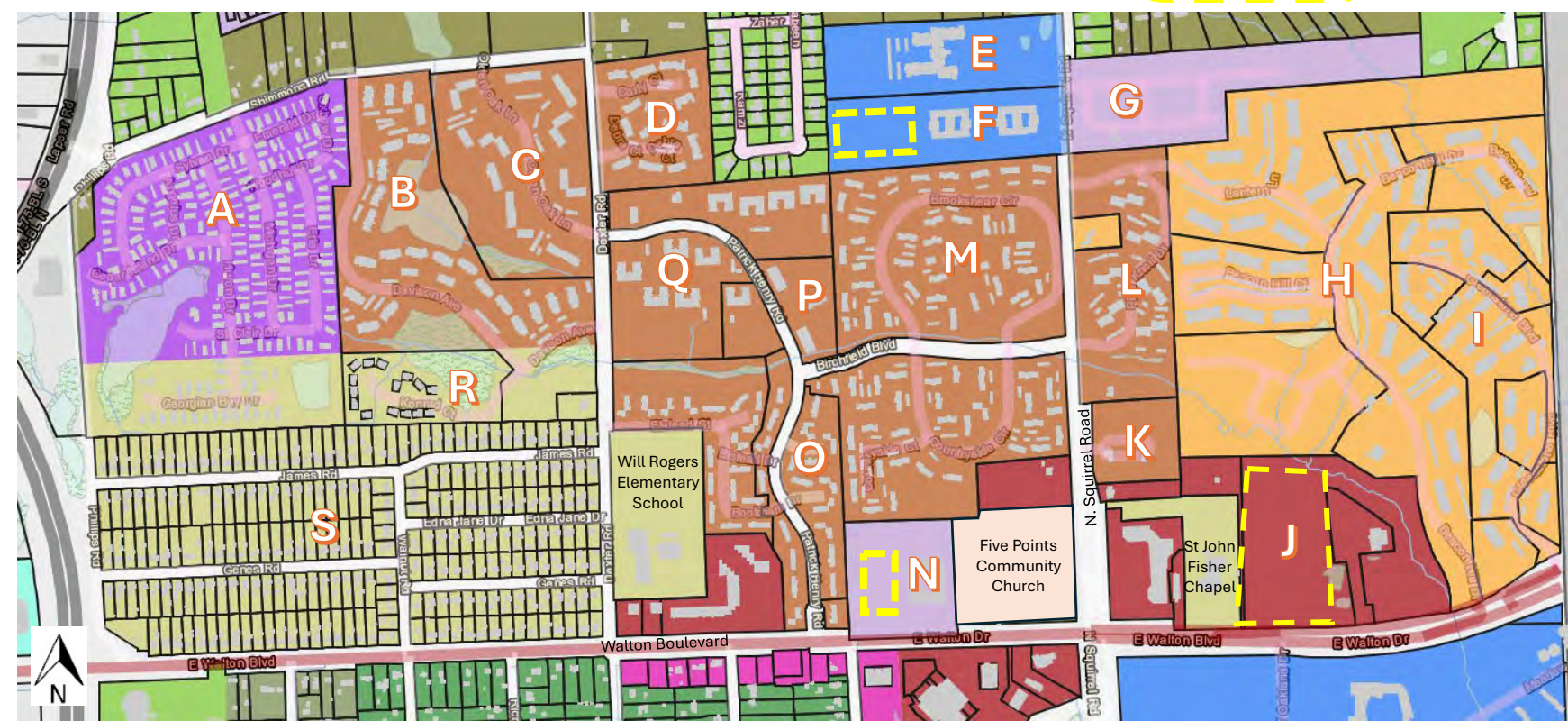
*Does not including the Oakland University on-campus housing

*Student housing units located on Oakland University's physical campus are not included in the totals.

Section 11. University Center Neighborhood/North of Walton



A 238 units existing Lake in the Hills Mobile Home Park 50 acres (4.76 acres) Zoned MHP	B 230 units existing Auburn Ridge Townhomes Condominiums 29 acres (7.9 upa) Zoned RM-1	C 197 units existing Meadowbrook Village Apartments 18.9 acres (10.4 upa) Zoned RM-1	D 96 units existing Meadowbrook Villas Condominiums 9.7 acres (9.9 upa) Zoned RM-1	E 120 units existing Meadows of Auburn Hills Senior Apartments 11 acres (10.9 upa) Zoned SP	F 80 units existing Randall Residence of Auburn Hills Congregate Care Build-Out Capacity - 120 units (w/Phase II) 11 acres (7.3 upa) Zoned SP	G 65 units existing The Reserves of Auburn Hills Condominiums 4.9 acres (4.36 upa) Zoned R-1/ PUD	H 689 units existing Beacon Hill Apartments 74.8 acres (9.2 upa) Zoned RM-2
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J
Vacant
West of Red Ox
Build-Out Capacity
67 Units
6.7 acres buildable
area @ 10 upa
Zoned B-2

K
45 units existing
Barrington Square
Apartments
5.1 acres (8.8 upa)
Zoned RM-1

L
**144 + 1 units
existing**
The Edge
Apartments (144)
plus 1 home
15.5 acres (9.35 upa)
Zoned RM-1/RM-2

S 233 units existing Walton Heights Manor Subdivision Zoned R-4	R 15 units existing Meadowbrook Grove Condominiums Zoned R-4	Q 280 units existing Auburn Hills Apartments 19.9 acres (14.1 upa) Zoned RM-1	P 48 units existing Partrick Henry Apartments 3.6 acres (13.3 upa) Zoned RM-1	O 210 units existing Oakland Square Co-Ops (5 rental) 25 acres (11.2 upa) Zoned RM-1
--	--	---	---	--

N
102 units existing
Willowbrook Hills PUD
**Build-Out Capacity -
163 units (w/Phase II)**
Assisted Living and
Memory Care
8 acres (12.8 upa)
Zoned B-2/PUD

M
439 units existing
Countryside
Townhomes
Apartments
45.8 acres (9.6 upa)
Zoned RM-1

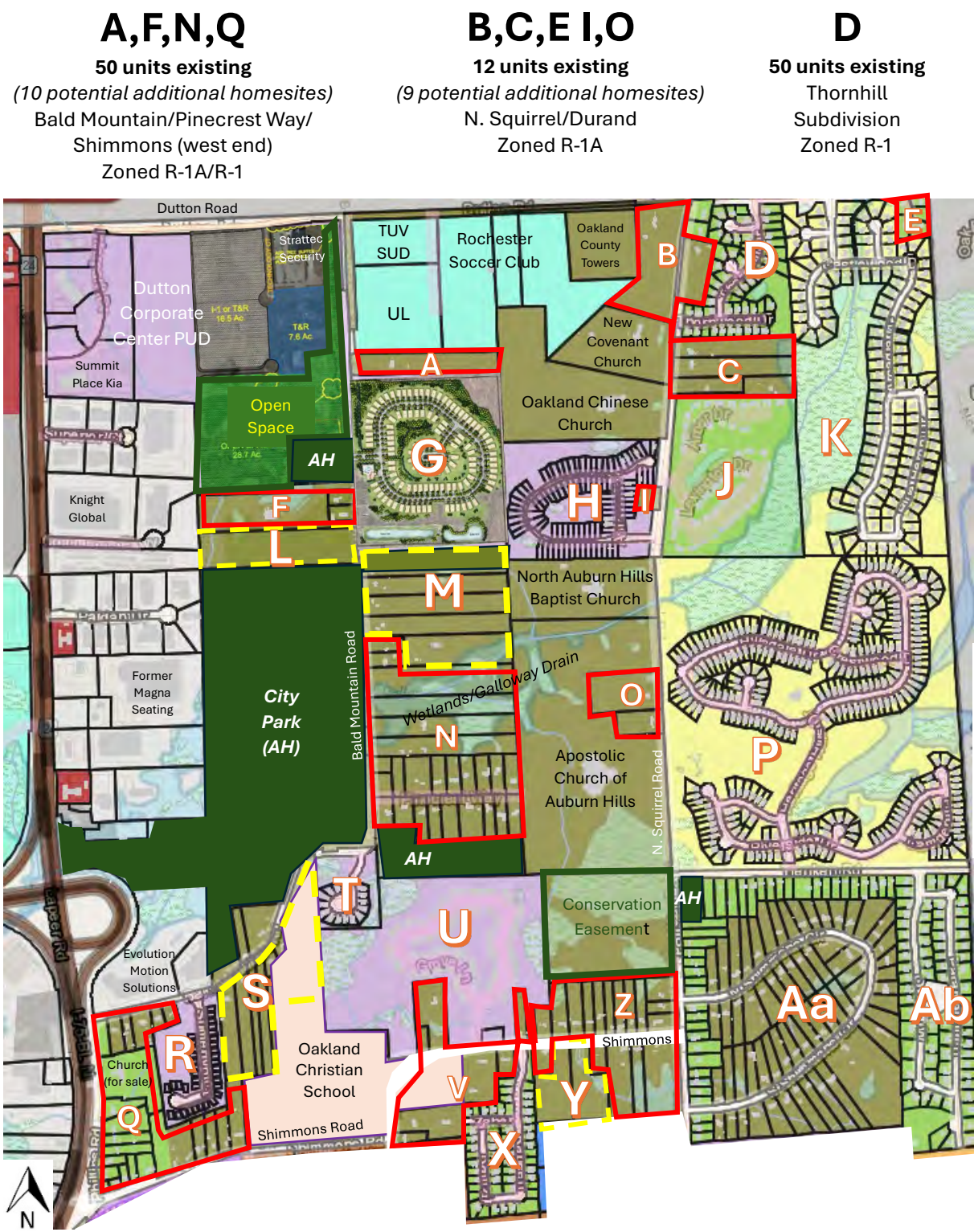
Summary

- Potential to add approximately 168 units at build-out
- Estimated existing population based on current unit count at 2.12 persons per household – 7,395 people
- Estimated future population based on build-out capacity at 2.12 persons per household – 7,751 people
- Potential to add 356 people at build-out

Area 11 - Build-Out Analysis		
Area	Existing Unit Count	Unit Build-Out Scenario
A	238	238
B	230	230
C	197	197
D	96	96
E	120	120
F	80	120
G	65	65
H	689	689
I	256	256
J	0	67
K	45	45
L	145	145
M	439	439
M	102	163
O	210	210
P	48	48
Q	280	280
R	15	15
S	233	233
Total Units	3,488	3,656 (168 unit increase)

Map Key
Areas where more
housing units could
feasibly be added

Section 12. Northeast Corner Neighborhood



Summary

- Potential to add approximately 331 net units at build-out
- Estimated existing population based on current unit count at 2.12 persons per household – 2,396 people
- Estimated future population based on build-out capacity at 2.12 persons per household – 3,097 people
- Potential to add 701 people at build-out

L
Vacant
Bald Mountain
Build-Out Capacity - 28 units
Parkview Residence PUD
(Condominiums)
(Approved in 2022 - Not Built)
Zoned R-1A/PUD –
Open Space Option (3.0 upa)
9.76 acres

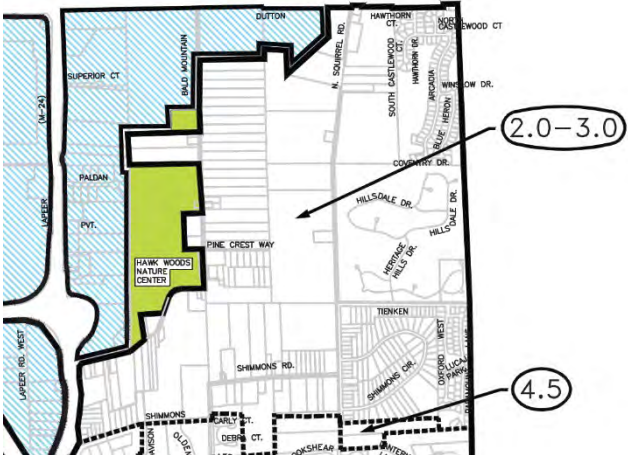
M
6 units existing
Bald Mountain, Near Ridgewood
Build-Out Capacity - 90 units
Zoned R-1A District
Master Planned at 2.0-3.0 upa
30.0 acres

S
6 units existing
Bald Mountain, Near Summerlyn
Build-Out Capacity - 54 units
Zoned R-1A District
Master Planned at 2.0-3.0 upa
18.0 acres

Y
Vacant
Piper Ridge PUD
(Condominiums)
(Submitted in 2023/Not Reviewed)
Build-Out Capacity - 23 units
Zoned R-1A/PUD –
Open Space Option (3.0 upa)
8.0 acres

Map Key
Areas where more housing units could feasibly be added

Map Key
Properties unlikely to be consolidated or redeveloped into larger housing developments due to small size, narrow shape, wetlands, or financial feasibility.



MASTER LAND USE PLAN
CITY OF AUBURN HILLS
CITY OF AUBURN HILLS PLANNING COMMISSION

LAND USE CLASSIFICATIONS
○ RESIDENTIAL
○ NON-RESIDENTIAL
● PUBLIC

RESIDENTIAL DENSITY PROPOSALS
XX DWELLING UNITS PER ACRE

Area 12 - Build-Out Analysis		
Area	Existing Unit Count	Unit Build-Out Scenario
A, F, N, Q	50	60
B, C, E, I, O	12	21
D	50	52
G	0	113*
H	88	88
L	0	28
J	94	94
K	131	131
M	6	90
P	281	281
R	36	36
S	6	54
T	15	15
U	124	124
Y	0	23
X	53	53
V, Z	24	24
Aa	88	102
Ab	72	72
Total Units	1,130*	1,461 (331 unit increase)

*Note: 113 units under construction are not counted within the total

Future Housing Build-Out Projection



Breakdown of Projected Housing Build-Out for Auburn Hills

Based on the *City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study*, the City could increase its housing stock by approximately 15%, or 1,725 units, upon build-out. The housing stock is forecasted to add a net mix of 543 detached single-family homes and 1,343 attached units, with the removal of 161 mobile homes. It is also projected, subject to City Council approval, that 415 of the future 1,343 attached units could be rental products based on their location. Thus, if the remaining 928 (of the 1,343) envisioned attached units were to be developed as owner-occupied, the City would slightly exceed a 50-50 mix of owner-occupied and rental housing products upon final build-out.

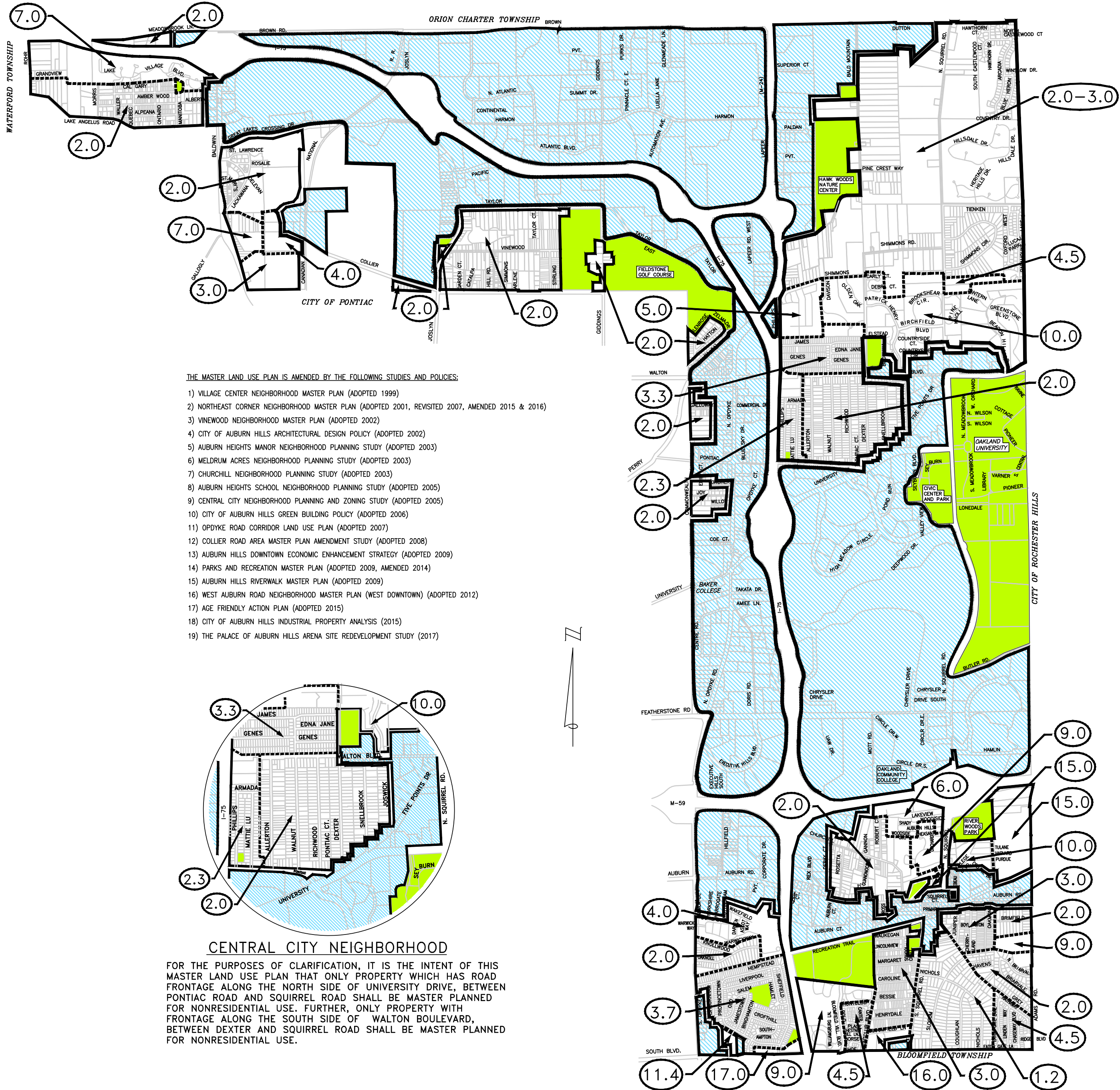
Note: Rental products on land not zoned multi-family and attached housing developments are not permitted by right and would require City Council approval via the Planned Unit Development Option. Thus, implementation and authorization to be developed will be at the full discretion of the City Council, determined on a case-by-case basis.

Future Housing Build-Out Projection					
	Detached Single-Family (owner-occupied)	Attached Single-Family (owner-occupied)	Apartment (rental)	Mobile Home	Envisioned Build-Out Scenario based on 2025 study
Total Units	4,050 + 543 = 4,593 (34.4%)	1,555 + 928 = 2,483 (18.6%)	5,149 + 415 = 5,564 (41.6%)	885 – 161 = 724 (5.4%)	13,364 units (increase of 1,725 units)
	(7,076 combined units) 52.9%		(6,288 combined units) 47.1%		
Estimated Population (@2.12 persons per unit)	9,737	5,264	11,796	1,535	28,332 people (increase of 3,657 people)
	(15,001 combined population) 52.9%		(13,331 combined population) 47.1%		

Potential New Detached Single-Family (Owner-Occupied) Developments		
Area	Location	New Units
City-Wide	Estimated number of net detached housing units that could be added to vacant/underutilized parcels in various residential neighborhoods throughout the City that are <u>not</u> part of potential development proposal.	105
Section 1.	North of Lake Angelus Road, east of Rohr Road, the redevelopment of large tracts of land. <i>Removal of 12 single-family homes.</i>	128
Section 5.	East of Hillfield Road, north of Auburn Road, the redevelopment of residential parcels. <i>Removal of two single-family homes.</i>	30
Section 12.	UNDER CONSTRUCTION - East of Bald Mountain Road, south of Dutton Road, Ridgewood Villas Condominiums PUD.	113
Section 12.	East of Bald Mountain Road, south of Dutton Road, the redevelopment of residential parcels south of the Ridgewood Villas Condominiums PUD. <i>Removal of six single-family homes.</i>	90
Section 12.	South of Bald Mountain Road, between Hawk Woods Circle Condominiums PUD and Summerlyn Condominiums PUD. <i>Removal of six single-family homes.</i>	54
Section 12.	South of Simmons Road, between Simmons Woodgrove Subdivision and N. Squirrel Road, previously contemplated Piper Ridge Condominiums PUD on vacant land.	23
Total New Units		543

Potential New Attached Single-Family (Owner-Occupied) Developments		
Area	Location	New Units
Section 1.	Rohr Road, south of I-75, the redevelopment of multi-family master planned land west of Auburn Gate Apartments for townhome/missing middle housing via PUD. <i>Removal of three single-family homes.</i>	130
Section 2.	Baldwin Road, previously approved Angelus Forest Condominiums PUD proposal.	84
Section 2.	Both sides of Collier Road, 2007 master-planned project via PUD.	104
Section 2.	On Collier Road, near Baldwin Road, the potential redevelopment of multi-family master planned land east of the Mosaic of Auburn Hills via PUD. <i>Removal of five to six single-family homes.</i>	32
Section 7.	East of S. Squirrel Road, The River Church property, 2005 master planned proposal via PUD. <i>Removal of one single-family home.</i>	39
Section 9.	In Downtown Auburn Hills, the potential redevelopment of the College Heights Mobile Home Park via PUD. <i>Removal of 161 mobile homes.</i>	255
Section 9.	In Downtown Auburn Hills, the potential redevelopment of the Parklawn Neighborhood via PUD. <i>Removal of 23 single-family homes.</i>	80
Section 9.	South of Auburn Road, west of the Clinton River, redevelopment of industrial land via PUD. <i>Removal of one single-family home.</i>	32
Section 9.	South of Auburn Road, west of Adams Road, the redevelopment of land for townhome/missing middle housing via PUD. <i>Removal of 12 single-family homes.</i>	45
Section 10.	South of Walton Boulevard, between Dexter and Joswick, redevelopment of commercial land for townhome/missing middle housing via PUD. <i>Removal of two single-family homes.</i>	32
Section 11.	North of Walton Boulevard, south of Beacon Hill Apartments, (next to Red Ox) redevelopment of vacant commercial land for townhome/missing middle housing via PUD.	67
Section 12.	West of Bald Mountain Road, north of E. Dale Fisk Hawk Woods Park and Campground. Parkview Residence PUD previously approved duplex housing.	28
Total New Units		928

Potential New Apartment (Rental) Developments		
Area	Location	New Units
Section 1.	Adjacent to Auburn Gate Apartments, near Baldwin Road, the redevelopment of multi-family master planned land on the former MDOT Park & Ride site.	7
Section 9.	South of Parkways Boulevard across from Fountain Circle Apartments, redevelopment of vacant industrial land via PUD.	32
Section 9.	In Downtown Auburn Hills, the potential new mixed-use development between the Webster and The MiL via PUD.	30
Section 9.	UNDER CONSTRUCTION - In Downtown Auburn Hills, The Webster PUD mixed-use development.	88
Section 9.	UNDER CONSTRUCTION – West of Old Adams, South of M-59, The Residences at River Trail PUD.	89
Section 10.	UNDER CONSTRUCTION - On Five Points Drive, The Avant at Five Points PUD.	68
Section 11.	N. Squirrel Road, potential build-out of the Randall Residence Congregate Care.	40
Section 11.	Walton Boulevard, potential build-out of Willowbrook Hills Assisted Living/Memory Care PUD.	61
Total New Units		415



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)
- 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)
- 15) AUBURN HILLS RIVERWALK MASTER PLAN (ADOPTED 2009)
- 16) WEST AUBURN ROAD NEIGHBORHOOD MASTER PLAN (WEST DOWNTOWN) (ADOPTED 2012)
- 17) AGE FRIENDLY ACTION PLAN (ADOPTED 2015)
- 18) CITY OF AUBURN HILLS INDUSTRIAL PROPERTY ANALYSIS (2015)
- 19) THE PALACE OF AUBURN HILLS ARENA SITE REDEVELOPMENT STUDY (2017)

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 June 13, 2018, DOES HEREBY OFFICIALLY ADOPT SAID MASTER PLAN FOR LAND USE.

June 13, 2018

ADOPTED

ATTESTED BY:

Greg Ouellette
GREG OUELLETTE, CHAIRPERSON
Eric Mendieta
ERIC MENDIETA, SECRETARY

MASTER LAND USE PLAN

CITY OF AUBURN HILLS
CITY OF AUBURN HILLS PLANNING COMMISSION



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

CITY OF AUBURN HILLS

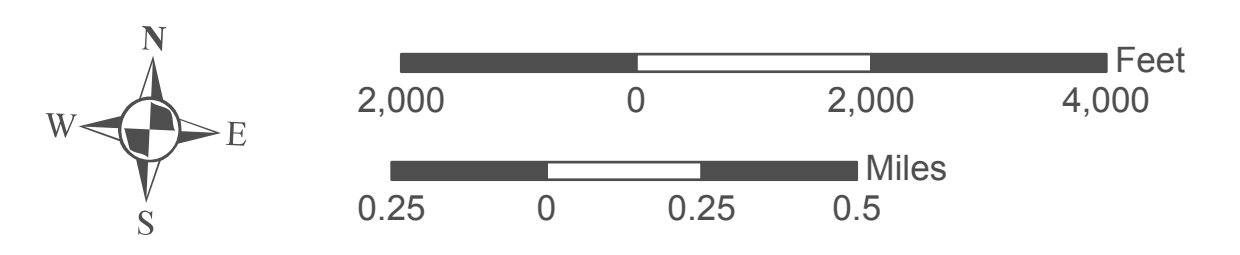
OAKLAND COUNTY,
MICHIGAN

OFFICIAL ZONING MAP

- R-1A - ONE FAMILY RESIDENTIAL
- R-1B - ONE FAMILY RESIDENTIAL
- R-1C - ONE FAMILY RESIDENTIAL
- R-1 - ONE FAMILY RESIDENTIAL
- R-2 - ONE FAMILY RESIDENTIAL
- R-3 - ONE FAMILY RESIDENTIAL
- R-4 - ONE FAMILY RESIDENTIAL
- RM-1 - MULTIPLE FAMILY (LOW RISE)
- RM-2 - MULTIPLE FAMILY (LOW RISE)
- RM-3 - MULTIPLE FAMILY (LOW RISE)
- MHP - MOBILE HOME PARK
- O - OFFICE
- B-1 - LIMITED BUSINESS
- B-2 - GENERAL BUSINESS
- I-1 - LIGHT INDUSTRIAL
- I-2 - GENERAL INDUSTRIAL
- I-3 - HEAVY INDUSTRIAL
- T&R - TECHNOLOGY & RESEARCH
- SP - SPECIAL PURPOSE
- P - P.U.D OVERLAY
- PL - PUBLIC LAND
- D - DOWNTOWN
- LF-5 - LANDFILL BUSINESS
- LF-11 - LANDFILL RECREATIONAL
- FLOODPLAIN

I, LAURA PIERCE, CLERK OF THE CITY OF AUBURN HILLS, DO HEREBY CERTIFY THAT THIS MAP IS A TRUE COPY OF THE ZONING MAP ADOPTED BY THE CITY COUNCIL OF THE CITY OF AUBURN HILLS ON THE 16th. DAY OF DECEMBER, 1985, A.D. AND ALL SUBSEQUENT AMENDMENTS ADOPTED AS OF SEPTEMBER 25, 2023.

Laura M Pierce
LAURA PIERCE, CLERK
CITY OF AUBURN HILLS

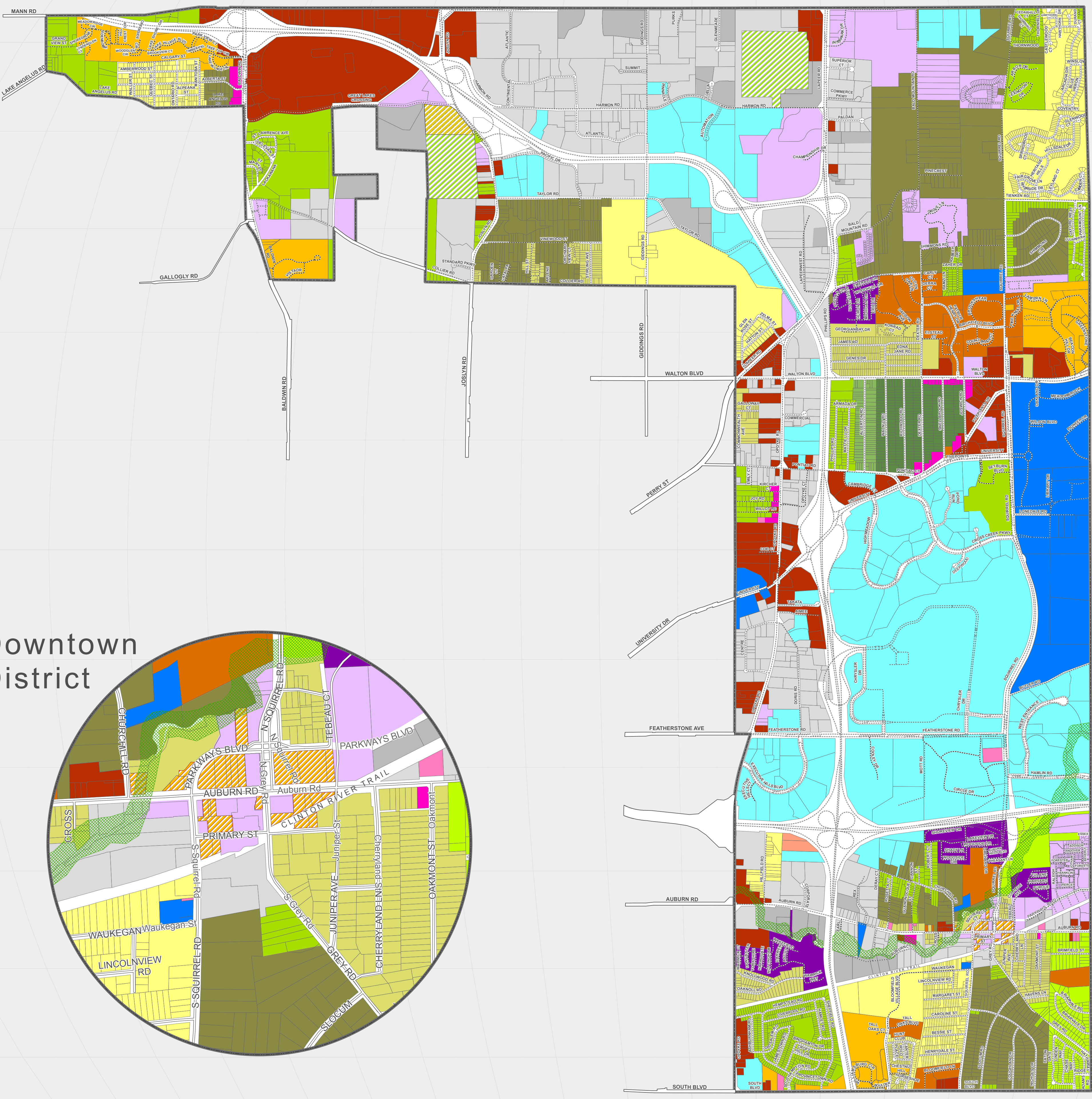


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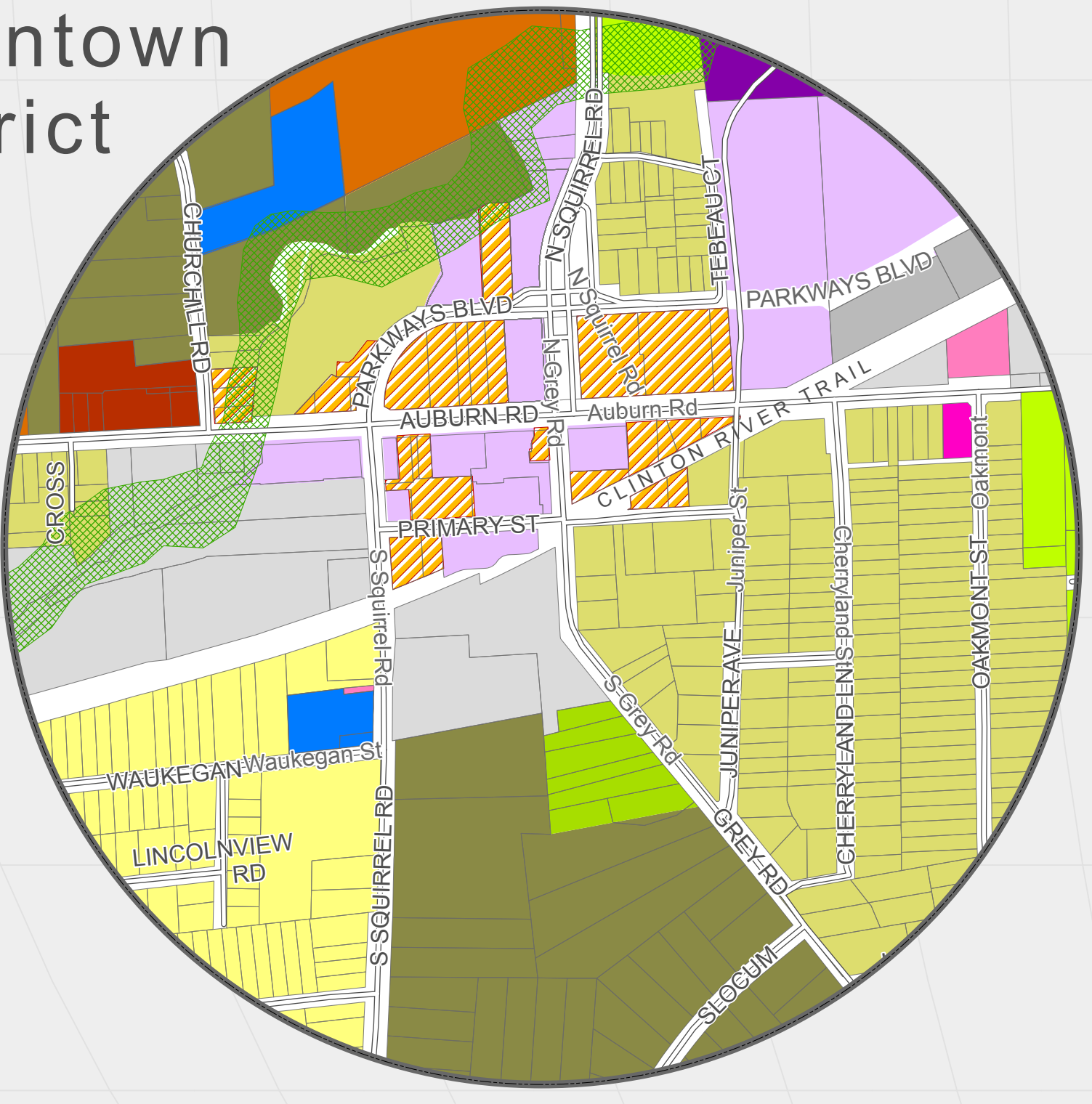
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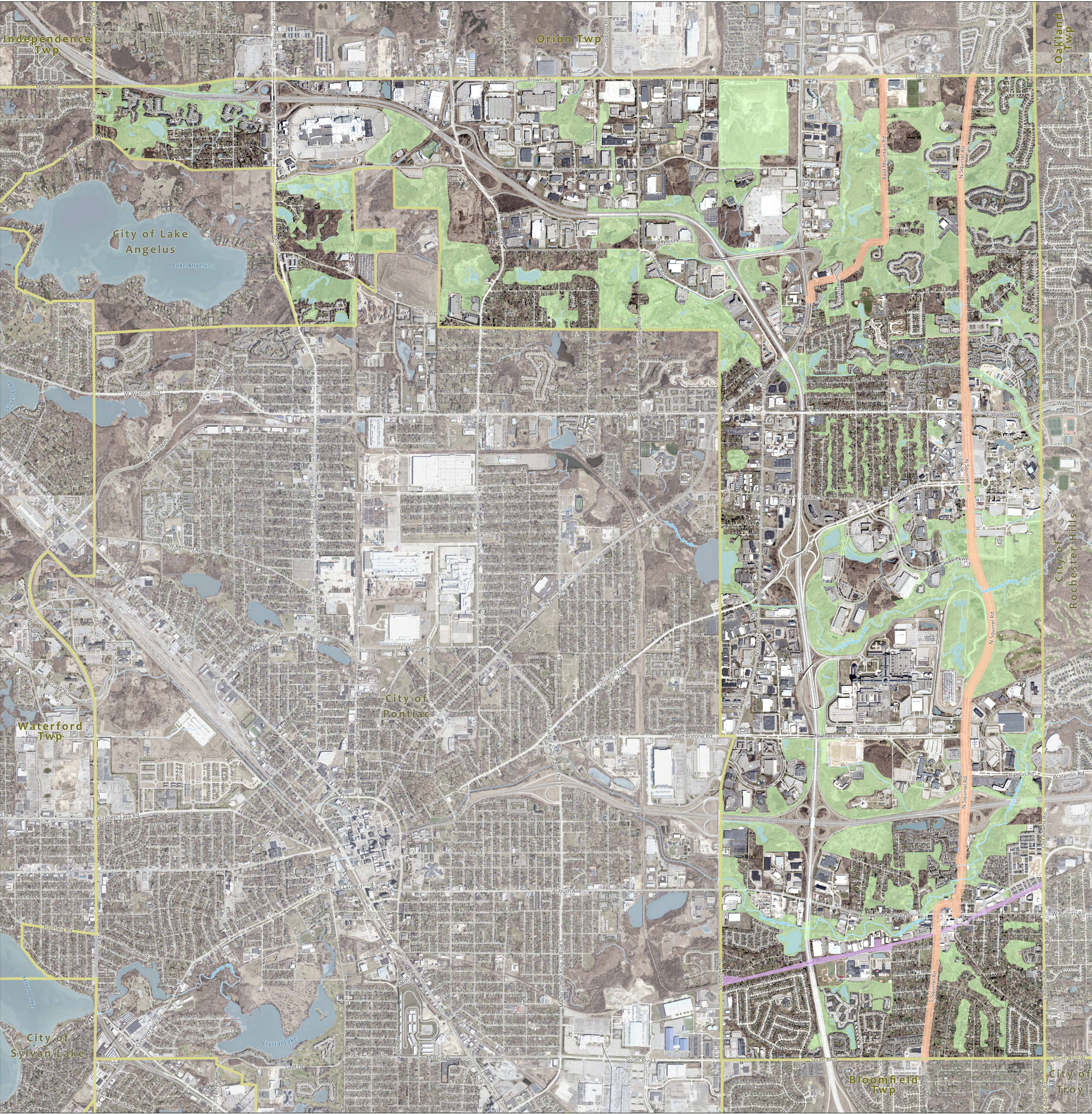
PUBLISHED 1/28/2025

Coordinate System: Michigan South NAD 83 International Feet



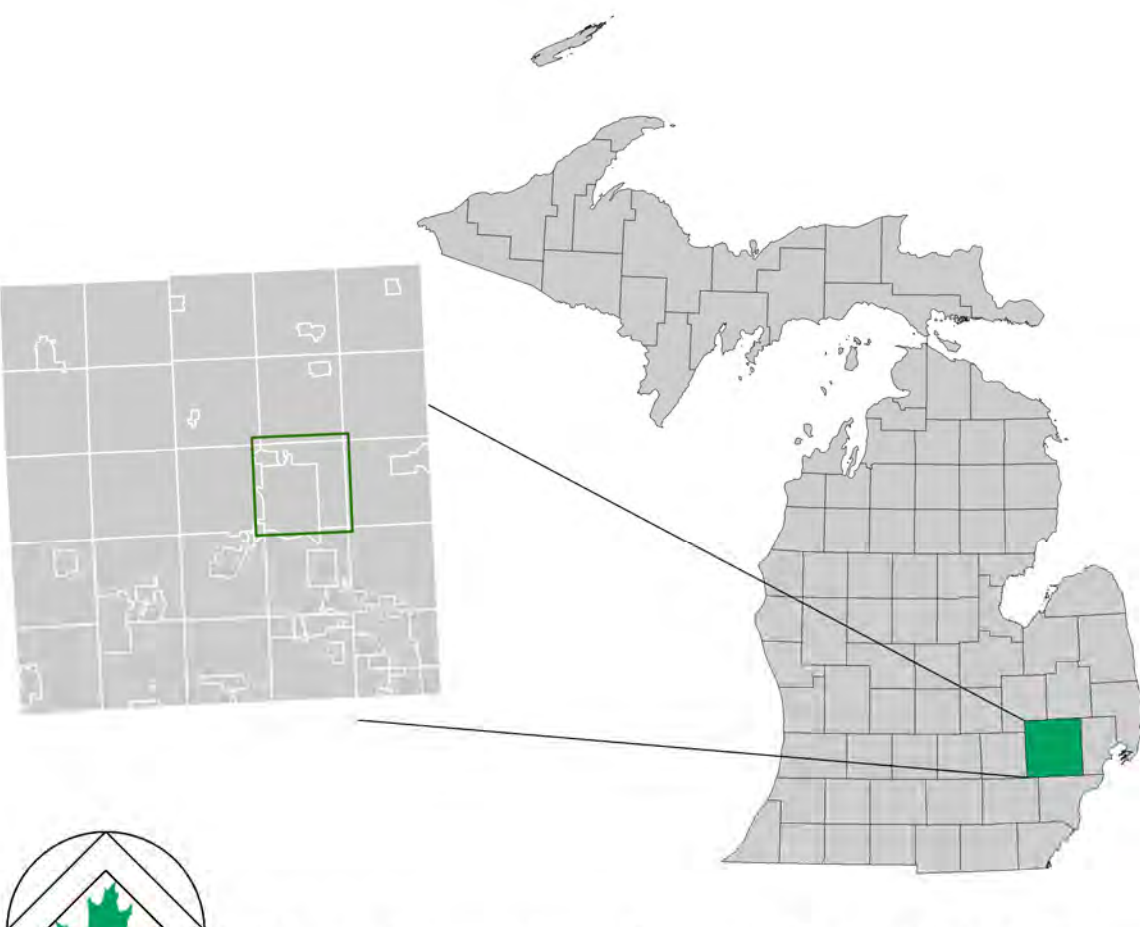
Downtown District





Green Infrastructure Vision

City of Auburn Hills



Map Created on November 25, 2024

- Municipal Boundary
- Lakes & Rivers

- Green Infrastructure (2024)
- Green Infrastructure Resources
- Other/ Potential Restoration

- Significant Scenic Corridor



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