

# AGENDA

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Planning Commission  
Wednesday, October 8, 2025 ❖ 7:00 p.m.

**LOCATION: Council Chamber**  
**1827 N. Squirrel Road ❖ Auburn Hills, MI**

PHONE: 248-364-6900 [www.auburnhills.org](http://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** – September 10, 2025
5. **PETITIONERS**
  - 5a. **Oakland Christian School**  
Public Hearing / Motion - Recommendation to City Council for Special Land Use Permit approval to construct an automatic changeable copy sign
6. **UNFINISHED BUSINESS**
  - 6a. **Text Amendment to the Zoning Ordinance**  
*Note: A public hearing on this item was held at the September 10, 2025 Planning Commission meeting, and the item was subsequently postponed to this meeting agenda.*  
Motion - Recommendation to City Council for approval of a text amendment to amend Article IX. B-2, General Business Districts of the Zoning Ordinance
7. **NEW BUSINESS**
  - 7a. **Age-Friendly Auburn Hills – Next Steps in Implementation**  
Facilitating Universal/Inclusive Design in New Single-Family Home Developments
8. **COMMUNICATIONS**
9. **NEXT SCHEDULED MEETING** – Wednesday, November 12, 2025 at 7:00 p.m. – Council Chamber
10. **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.

## **IMPORTANT NOTICE TO PETITIONERS**

Items will be presented to the City Council on **Monday, October 20, 2025**. It will be necessary for you to have a representative present to answer any questions from the City Council. **CITY COUNCIL WILL NOT ACT ON YOUR ITEM IF YOU OR YOUR REPRESENTATIVE ARE NOT PRESENT.**



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

September 10, 2025

**CALL TO ORDER:** Chairperson Ouellette called the meeting to order at 7:00 p.m.

**ROLL CALL:** Present: **Carolyn Shearer, Darlene MacMillan, Jack Ferguson, Cynthia Pavlich, Sam Beidoun, Dominic Patrus, Greg Ouellette**  
Absent: Dominick Tringali, Raymond Saelens  
Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang, City Engineer Hannah Driesenga, Director of the Department of Public Works Stephen Baldante, DPW Manager of Fleet and Roads Jason Hefner  
Guests: None

**LOCATION:** Council Chambers, 1827 N. Squirrel Road, Auburn Hills, MI 48326

**3. PERSONS WISHING TO BE HEARD**

**4. APPROVAL OF MINUTES – August 6, 2025**

**Moved by Beidoun to approve the minutes of August 6, 2025.**

**Second by Ferguson.**

**VOTE: Yes: Shearer, MacMillan, Ferguson, Pavlich, Beidoun, Patrus, Ouellette**

**No: None**

**Motion Carried (7-0)**

**5. PETITIONERS**

**5a. Municipal Campus Fuel Island (7:01 p.m.)**

**Public Hearing/Motion – Recommendation to City Council for Site Plan and Tree Removal Permit approval to construct a new municipal fueling island.**

This is a request from the Auburn Hills Tax Increment Finance Authority and Department of Public Works to construct a dual dispenser fuel island on the City's municipal campus, located at 1827 N. Squirrel Road. The new fuel island will only serve municipal vehicles.

The island will provide a secondary location for refueling municipal vehicles with gasoline, diesel and diesel exhaust fluid. This addition will reduce the City's reliance on its current fueling location at the Department of Public Works facility. Locating this resource at the municipal campus will enhance fleet operations, maintain the readiness of emergency vehicles, and reduce service interruptions caused by traveling off-site to refuel.

Locating a second fuel island on the municipal campus will reduce the inefficiencies of requiring the Police, Fire and Senior Services departments to travel 10-17 miles round-trip to refuel at the Department of Public Works facility in the northernmost part of the City.

To minimize the aesthetic impact of the fuel island, there will be maximum landscaping and screening, preserving many existing trees and associated vegetation and installing new plantings between the fuel island and the Community Center. The architectural design will also blend in well with the other buildings on the municipal campus.

The existing playground west of the Community Center will be removed. The Department of Public Works will work with the Department of Recreation and Senior Services to identify an appropriate location on the municipal campus for the construction of a new playground in 2026.

**City Engineer Hannah Driesenga, Director of the Department of Public Works Stephen Baldante, DPW Manager of Fleet and Roads Jason Hefner** were available to answer any questions of the Commission.

The Commission asked about the following:

1. The financial benefit to the City;
2. Choosing the supplier;
3. The number of vehicles per day;
4. Security of the area;
5. Hours of availability.

Mr. Baldante stated that the City Manager estimated that the financial benefit of installing this second fuel island will be realized in 4-5 years. He further explained that the choice of the fuel supplier follows the City's bid proposal process and that approximately 20 vehicles per day will use this new fueling island. The DPW vehicles will continue to use the original fuel island on Brown Road. However, this new fuel island will help with refueling snow plows working in the south end during storm events.

Mr. Hefner explained that there is a key required to access the fuel island and that the system is controlled through Fuel Master whereby each vehicle has a vehicle-specific key. The fuel island is available 24 hours per day. Mr. Baldante stated that security cameras may be considered in the future if necessary.

Mr. Ouellette opened the public hearing at 7:07 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:07 p.m.

**Moved by Shearer to recommend to City Council approval of the Site Plan and Tree Removal Permit for the Auburn Hills Municipal Campus Fuel Island subject to the conditions of the City's Administrative Review Team.**

**Second by MacMillan.**

**VOTE:**

**Yes: MacMillan, Beidoun, Patrus, Pavlich, Shearer, Ferguson, Ouellette**

**No: None**

**Motion Carried (7-0)**

**5b. Text Amendments to the Zoning Ordinance (7:09 p.m.)**

**Public Hearing/Motion – Recommendation to City Council for approval of a text amendment to amend Article IX. B-2, General Business Districts of the Zoning Ordinance.**

This revision will permit the outdoor storage of ice chests and propane tanks at gasoline service stations, provided they are screened from view with a masonry enclosure. Although outdoor storage and sale of merchandise and materials are prohibited at gasoline service stations, the issue has become an ordinance enforcement challenge for the City, as these items are often pushed outside by proprietors over time to create more space inside the convenience store for selling food, beverages and merchandise. These items are then placed on the sidewalk in front of the convenience store, which the Zoning Ordinance prohibits.

In 2019, Speedway proposed the enclosure solution outlined in this ordinance amendment to the Zoning Board of Appeals for its University Drive store, which was well-received. The City Council approved the project a few months later, but unfortunately, that rebuild project was a casualty of the COVID-19 pandemic and did not move forward. The same solution was proposed via the Planned Unit Development option for a new Speedway (2019), later changed to Mobil (2024), on the west side of Joslyn near I-75. That project is preparing to begin construction.

Mr. Ouellette opened the public hearing at 7:15 p.m.

The Commission discussed the possibility of asking the service station owners to voluntarily clean up their properties and comply with the requirements. Mr. Cohen explained that this service has become commonplace at gas stations, and staff desired direction from the Planning Commission and City Council regarding the allowance of outdoor ice chests and propane sales, as well as a solution to manage them in the best way possible.

The Commission discussed the possibility of allowing propane sales and ice chests by right, provided they are placed in an aesthetically pleasing and safe/secure location. It may be possible to require them to be located on the side of the building, rather than at the front entrance. The Commission also discussed requiring ice chests to be located inside the building. Propane sales would need to be conducted outside of the building due to Building and

Fire codes. It was also noted that these items are often placed directly in front of the building, not only for the consumer to easily find, but for the safety and security of the clerks operating the convenience store.

The Commission discussed the importance of maintaining barrier-free access on the sidewalks in front of the convenience stores. Mr. Cohen advised that sidewalks in front of these stores range from five to seven feet wide, depending on when they were built and the ordinance in place at the time, and that the minimum continuous clear width for an accessible sidewalk is 36 inches (three feet).

It was noted that 18 public/oil-company branded gas stations operate in Auburn Hills (20, including membership-based Costco and Sam's Club), and almost every facility has ice chests and propane tank sales on the sidewalk in front of their business. As to how code enforcement would typically address the violation, Mr. Lang explained that there is a hierarchy of enforcement with the City, and this particular issue has not risen to a level of concern in recent years, as it has become commonplace for these businesses in and outside of Auburn Hills to utilize this type of outdoor sales.

The Commission asked Mr. Cohen to research additional options for them to consider that would be implemented by the Zoning Ordinance to permit the outdoor storage of ice chests and propane tanks at gasoline service stations, as this service provides convenience to Auburn Hills citizens and the general public.

There being no public comments, Mr. Ouellette closed the public hearing at 7:35 p.m.

**Moved by Shearer to postpone recommendation to City Council regarding the enclosed Text Amendment to Article IX. B-2, General Business Districts of the Zoning Ordinance to the October 8, 2025 Planning Commission meeting.**

**Second by MacMillan.**

**VOTE:**

**Yes: Beidoun, Patrus, MacMillan, Pavlich, Shearer, Ferguson, Ouellette**

**No: None**

**Motion Carried (7-0)**

**6. UNFINISHED BUSINESS – None.**

**7. NEW BUSINESS – None.**

**8. COMMUNICATIONS**

**9. NEXT SCHEDULED MEETING**

The next scheduled meeting is on Wednesday, October 8, 2025 at 7:00 p.m. in the Auburn Hills Council Chambers.

**10. ADJOURNMENT**

There being no further business, Chairperson Ouellette adjourned the meeting at 7:37 p.m.

Submitted by:

Susan McCullough, MiPMC III, CMC

Recording Secretary





# CITY OF AUBURN HILLS

## PLANNING COMMISSION AGENDA

MEETING DATE: OCTOBER 8, 2025

AGENDA ITEM NO 5a.

COMMUNITY DEVELOPMENT

**To:** Chairperson Greg Ouellette and the Planning Commission  
**From:** Steven J. Cohen, AICP, Director of Community Development  
**Submitted:** October 2, 2025  
**Subject:** Oakland Christian School – Automatic Changeable Copy Sign  
Public Hearing / Motion – Recommendation to City Council for Special Land Use Approval

### INTRODUCTION AND HISTORY

This is a request from Oakland Christian School for approval to install a monument-style automatic changeable copy sign on the school's property located at 3075 Shimmons Road. The property is zoned R-1A, One-Family Residential District. The total investment in the project is estimated at \$53,000.



*Rendering showing that the proposed sign will be set back 10 feet from the Shimmons Road right-of-way (about 30 feet from the street curb). The sign will not encroach on any existing utility easements or the clear vision triangle.*

### COMPLIANCE WITH ZONING ORDINANCE STANDARDS

The new automatic changeable copy sign will feature a 10.3-square-foot illuminated cabinet displaying the school's name. The LED message board, located below the illuminated cabinet, will be 22.3 square feet in size and account for 57% of the overall sign area, which is less than the allowed. The Zoning Ordinance permits the LED message board to be a maximum of 60 square feet in size and occupy up to 75% of the sign area. The proposed LED message board will allow the school to display new messages to its students, parents, and the community.

The proposed sign will be six feet in height to be respectful of the residential character of the area, which is less than the 10 feet in height allowed by the Zoning Ordinance. The sign will be mounted on a 1.5-foot-high masonry/fieldstone base. The base should help protect the LED portion of the sign from possible winter snowpack and snowdrift, and assure visibility during the winter months.

### COMPLIANCE WITH ZONING ORDINANCE STANDARDS (cont.)

The new sign is designed to meet the following additional City zoning regulations.

1. The sign will be equipped with photosensitive equipment, which will automatically adjust the brightness and contrast of the sign, in direct relation to the ambient outdoor illumination.
2. The pixel pitch/resolution of the LED sign is 10 mm, which meets the City's requirement of being 25 mm or less.
3. The message copy will appear in intervals of no less than 15 seconds.
4. The use of animation, or flashing, scrolling, or blinking characters is prohibited.
5. The sign will be fabricated of the highest quality materials, which include a masonry base.
6. The hours of operation of the sign will not exceed 6:30 a.m. to 9:30 p.m. This provision shall not apply to public emergency alerts. The school has agreed to display Amber Alerts and emergency messages upon request from the Police Department.



*Detail and location of the proposed sign*



**STAFF RECOMMENDATION**

**Please be advised that the City's Administrative Site Plan Review Team has reviewed this project and recommends approval.**

We recommend Conditional Approval of the Special Land Use Permit for the automatic changeable copy sign and offer the following discretionary findings of fact:

1. The location of the use will not negatively impact adjacent areas, which are all zoned residential.
2. The land will be used in accordance with its immediate character, which is planned and zoned for residential development.
3. The requirements of Section 1818 in the City's Zoning Ordinance will be met.
4. The use will promote the purpose and intent of the City's Zoning Ordinance.
5. The use will be consistent with the health, safety, and general welfare of the City of Auburn Hills, and the purpose and intent of the City's Zoning Ordinance.
6. The applicable requirements of Section 1811 of the City's Zoning Ordinance will be met

**Condition:**

1. Oakland Christian School has agreed to display Amber Alerts and emergency messages when requested by the Police Department.
2. The changeable copy sign shall only be used for Oakland Christian School messaging and not for tenants utilizing space within its facility and property.

**RECOMMENDED ACTION**

**Move to recommend to City Council approval of the Special Land Use Permit for Oakland Christian School – Automatic Changeable Copy Sign subject to the conditions of the City's Administrative Review Team.**



# Development Application



Project Name: Oakland Christian Sign  
General Project Location: EAST SIDE OF BUILDING  
between North Exit + South entrance  
Parcel Size: 10.63 Zoning: R-1A  
Sidwell Number(s): 02-14-11-276-007  
Project Description: INSTALLATION of a new  
Digital Monument Sign  
Building Size (sq. ft.): NA

## City Use Only

Address: 3075 Shimmans Rd  
Date Received: 9/8/25  
Fees Paid: \$1,500  
SP #: \_\_\_\_\_  
SLU #(s): 250003  
LD/LE/SUB #: \_\_\_\_\_  
RZ #: \_\_\_\_\_  
PUD #: \_\_\_\_\_  
ZBA #: \_\_\_\_\_  
PTR #: \_\_\_\_\_

## Check requested review(s)

☒ Site Plan

☐ Tree Removal Permit

☒ Special Land Use Permit(s) \_\_\_\_\_

☐ Land Division

☐ Land Exchange

☐ Subdivision

☐ Planned Unit Development - Step 1/Step 2/Combined

☐ Rezoning \_\_\_\_\_ to \_\_\_\_\_

☐ ZBA Variance or Interpretation  
(see supplemental application)

☐ Other \_\_\_\_\_

Applicant

Name: Dave McClure Signature: [Signature]  
Business Name and Address: Oakland Christian School 3075 Shimmans Rd. Auburn Hills  
City: Auburn Hills State: MI Zip Code: 48326 Phone Number: 248-373-2700  
Fax Number: \_\_\_\_\_ Alt. Phone Number(s): 810-691-0283 (cell)

Property Owner(s)

Name: Susan Brock Signature: [Signature]  
Business Name and Address: Oakland Christian School  
City: Auburn Hills State: MI Zip Code: 48326 Phone Number: 248-373-2700  
(Provide additional sheet if necessary for multiple property owners)

Please contact the City of Auburn Hills Community Development Department,  
1827 N. Squirrel Road, Auburn Hills, MI 48326 / Phone: 248-364-6900 Fax: 248-364-6939  
www.auburnhills.org

2-14-18 Version

Sbrock@oaklandchristian.com



# Planning Commission Public Notice

Meeting Date, Time, and Location:	<b>Wednesday, October 8, 2025 at 7:00 p.m.</b> City of Auburn Hills - City Council Chambers 1827 N. Squirrel Road, Auburn Hills, MI 48326
Project Name:	Oakland Christian School
General Property Location:	3075 Shimmons Road Sidwell No. 14-11-276-007
Applicant:	Susan Brock – 248-373-2700
Nature of the Request:	Recommendation to City Council for Special Land Use Permit approval to construct an automatic changeable copy sign.
City Staff Contact:	Steven J. Cohen, AICP Director of Community Development - 248-364-6900
<p>Notice will be sent via U.S. Mail to properties within 1,000 feet of the site. The proposed application can be inspected before the meeting at the Community Development Department, located on the municipal campus at 1827 N. Squirrel Road, Auburn Hills, MI 48326, during regular City business hours.</p> <p>Persons wishing to express their views may do so in person at the meeting or in writing addressed to the Planning Commission c/o Steven J. Cohen, Director of Community Development, at the above address.</p> <p>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.</p>	



**LOCATION MAP**  
NO SCALE



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*Rigorous & Relevant Academics • Christ-centered Relationships*

October 1, 2025

Mr. Cohen,

As part of the process to request a changeable copy sign on our property, Oakland Christian School mailed 630 citizen participation letters to surrounding residents on September 16, 2025.

In response, I received calls from two neighbors, both residing in the Auburn Groves complex. Summaries of those conversations are provided below:

- **Mr. Gee Dereshay (sp?)** – His initial voicemail expressed strong opposition, citing concerns about light pollution, a loss of residential character, potential religious messaging, and the belief that the sign was unnecessary. In our follow-up conversation, I explained the intended hours of illumination, the communication purpose of the sign, and our commitment to being a good neighbor. The conversation ended pleasantly. He noted this was not “a hill he would die on” and that he would share our discussion with others he had spoken to. I encouraged him, and others, to contact me directly with any additional concerns.
- **Mrs. Cheryl Wegner** – Mrs. Wegner inquired about the hours the sign would be lit. She expressed concern that the neighborhood has already lost some of its residential feel due to the roundabout and possible stoplight at Shimmons and Squirrel. She feels traffic has increased significantly and worries the sign will add to this. She also mentioned concerns about light pollution and the loss of her quiet neighborhood. She emphasized that this was her personal opinion, while her husband expressed no objection.

In addition to these two neighbors, I also spoke with:

- **Mr. Bill Kokenos** (Auburn Groves), who is supportive of the sign and indicated he may attend the city council meeting to speak on behalf of OCS.
- **Mr. Roger VanDorp** and **Mr. Randy Johnson** (both Shimmons Road residents), who have also voiced their support of our request.

In every conversation, I emphasized that Oakland Christian School desires to be a respectful and supportive neighbor, positively contributing to the Auburn Hills community.

Sincerely,

Susan Brock  
Superintendent



OAKLAND  
CHRISTIAN  
— S C H O O L —



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*Equipping students to fulfill their unique God-given purpose.*

September 15, 2025

**RE: CITIZEN PARTICIPATION LETTER**

**Oakland Christian School – New LED Changeable Copy Sign  
3075 Shimmons Road, Auburn Hills, Michigan 48326**

Dear Neighbors:

In accordance with the City of Auburn Hills Citizen Participation Ordinance, we are notifying you of our development application that has been submitted to the City of Auburn Hills for the construction of a new LED changeable copy sign proposed to be located south of our new parking lot/drop-off loop on the west side of Shimmons Road.

The proposed automatic changeable copy sign has been designed as an attractive monument-style sign and will meet the City's ordinance criteria. The new sign will allow the school to disseminate timely messages to our parents, students, and the community. Included is a drawing for your review.

The City of Auburn Hills' Planning Commission is scheduled to review our development application on Wednesday, October 8, 2025. If you have any questions, concerns, or comments, please do not hesitate to contact me directly at 248-373-2700. If you would like to speak to a City representative, please contact Steve Cohen, Director of Community Development, at 248-364-6900.

We are proud to be a part of this Auburn Hills community, and we are grateful for your support of Oakland Christian School and our students throughout the years.

Sincerely,

**Oakland Christian School**

Susan Brock  
Superintendent

Enclosure: Sign Drawings



C\_Monument Sign -242953-12\_OaklandChristianSchool\_Monument

**C** Monument Sign  
Qt 1 - Double Sided



SIMULATED ELEVATION VIEW



SIMULATED NIGHT VIEW



**Metro Detroit & Grand Rapids**

11444 Kaltz Ave., | 16490 E. Fulton  
Warren MI 48089 | Ada, MI 49301

586.759.2700 • WWW.METROSIGNS.COM

PROJECT INFORMATION

Client: Oakland Christian School  
Project: C-Monument  
Sales: Mary Ann Deters  
Address: 3075 Shimmons Rd | Auburn Hills, MI 48236  
File Name: 242953-12\_OaklandChristianSchool\_Monument\_C-3

Date: 9-4-25  
Revision: 12  
Designer: Donna

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

NOTES

Project Number  
**242953**

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## C\_Monument Sign -242953-12\_OaklandChristianSchool\_Monument

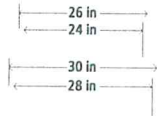
C

## Monument Sign

## Qt 1 - Double Sided

- Overall Sign Height: 72"
- Header Cabinet: 14.25" x 8' 8" = 10.3 SF
- EMC Viewing Area: 29" x 8' 5" = 20.3 SF
- Overall Sign Area: 49.25 x 8' 8" = 35.6 SF
- EMC Viewing Area is 57% of Overall Sign

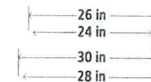
## ROAD END VIEW

2" RAISED  
CONCRETE  
PAD

## ROAD END



## END VIEW

2" RAISED  
CONCRETE  
PAD

## SIDE B

## Double Sided Monument Sign

Aluminum cabinet with 1.5" aluminum retainers and polycarbonate faces. Vinyl graphics applied. Internal LED illumination. Fabricated aluminum cap.

10mm Daktronics electronic message centers with full color RGB displays.

Masonry stacked/cultured stone base and pillar with fabricated aluminum caps. Limestone address block with engraved painted numbers.

Sign installed on steel pole set in new concrete trench footing.

6" I.D. SCH 40 STEEL POLE  
SET INTO AN  
11' LONG x 32" WIDE  
CONCRETE  
TRENCH FOOTING  
42" DEEP



Metro Detroit &amp; Grand Rapids

11444 Kaltz Ave., 16490 E. Fulton  
Warren MI 48089 Ada, MI 49301

586.759.2700 • WWW.METROSALS.COM

## PROJECT INFORMATION

Client: Oakland Christian School

Date: 9-4-25

Project: C-Monument

Revision: 12

Sales: Mary Ann Deters

Designer: Donna

Address: 3075 Shimmons Rd | Auburn Hills, MI 48236

File Name: 242953-12\_OaklandChristianSchool\_Monument\_C-3

Customer Signature:

Date:

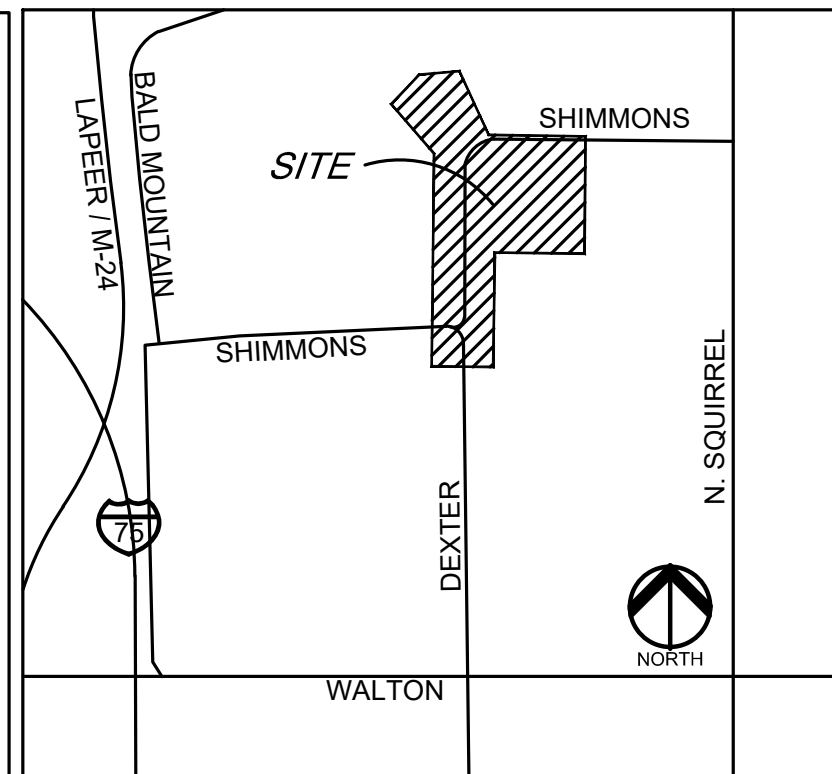
## NOTES

Project Number  
**242953**

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1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON ANY PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1, GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
15. ALL LANDSCAPE AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
17. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW SEED MIX ANNUALLY FOR INVASIVE SPECIES CONTROL.
18. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
19. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ACCESSORY OR LIGHT FIXTURE. SHIFT TREES AS NECESSARY TYP.



**LANDSCAPE CALCULATIONS PER CITY OF AUBURN HILLS: ZONED B-2 GENERAL BUSINESS DISTRICT**

[illegible]

**CAUTION!!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

PROJECT TITLE  
**OAKLAND  
CHRISTIAN  
SCHOOL  
PARKING  
EXPANSION**  
3075 SHIMMONS ROAD  
AUBURN HILLS, MI 48326

SPA SUBMITTAL	5/21/2024
EGLE WM PERMIT	7/12/2024
ENGINEERING REVIEW	7/25/2024
REVISED ENGINEERING	8/30/2024
GRAVEL REMOVAL	9/17/2024
REVISED PARKING	9/17/2024
REVISED LANDSCAPE	5/07/2025
REVISED LANDSCAPE	5/29/2025

## LANDSCAPE PLAN

DRAWING NUMBER

L-1.0



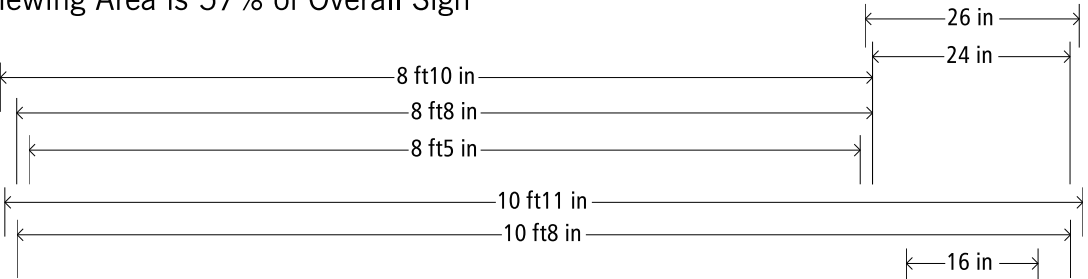
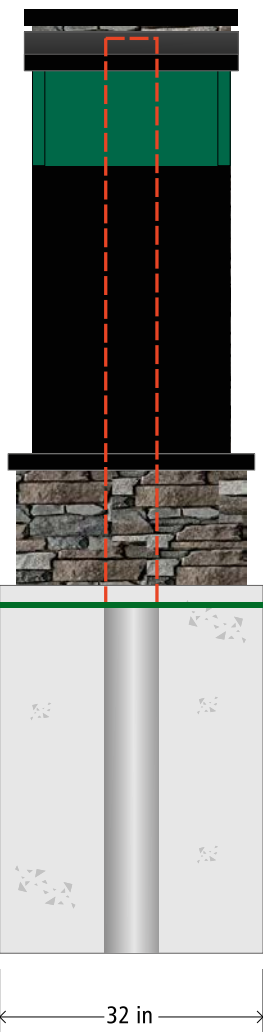
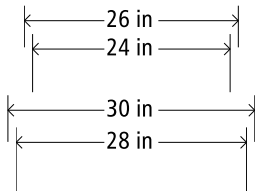
OPTION 3

C\_Monument Sign -242953-12\_OaklandChristianSchool\_Monument

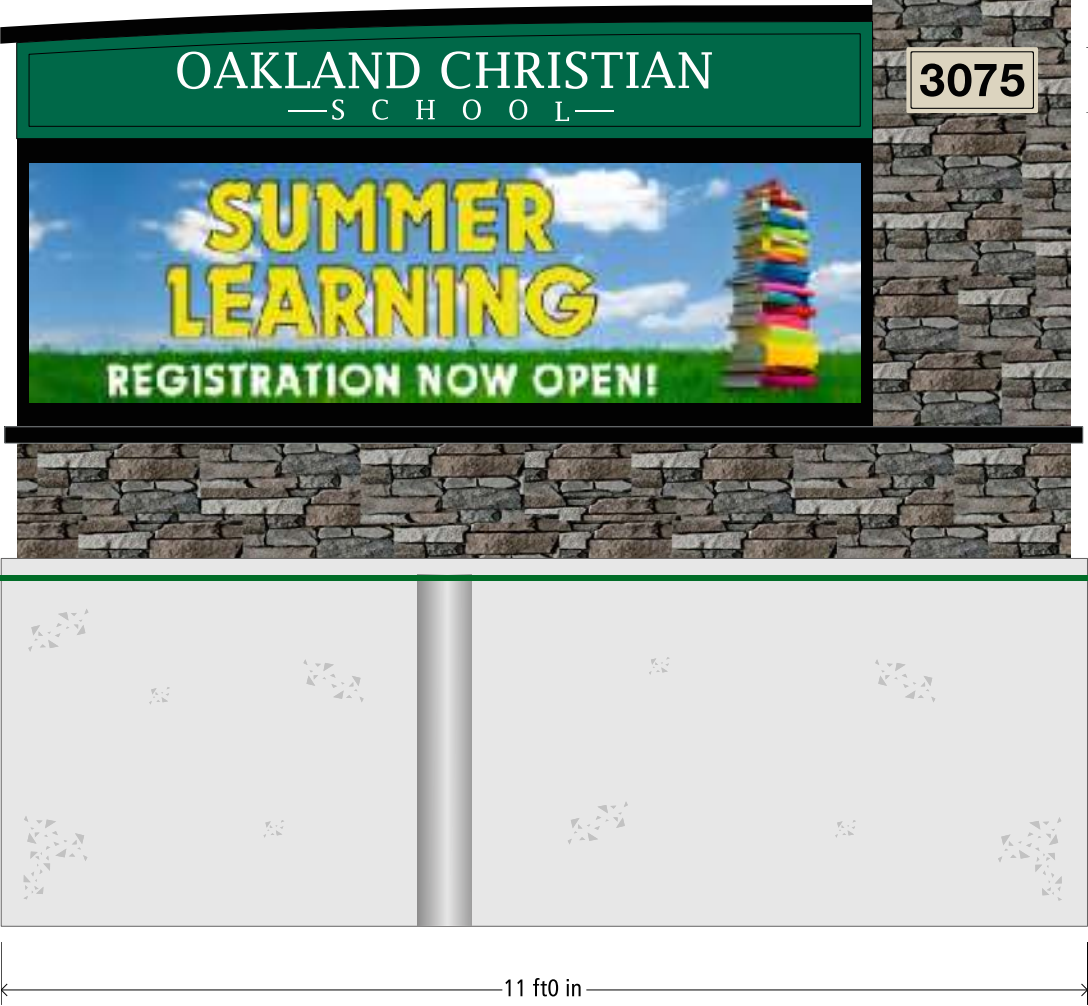
C Monument Sign  
Qt 1 - Double Sided

- Overall Sign Height: 72"
- Header Cabinet: 14.25" x 8' 8" = 10.3 SF
- EMC Viewing Area: 29" x 8' 5" = 20.3 SF
- Overall Sign Area: 49.25 x 8' 8" = 35.6 SF
- EMC Viewing Area is 57% of Overall Sign

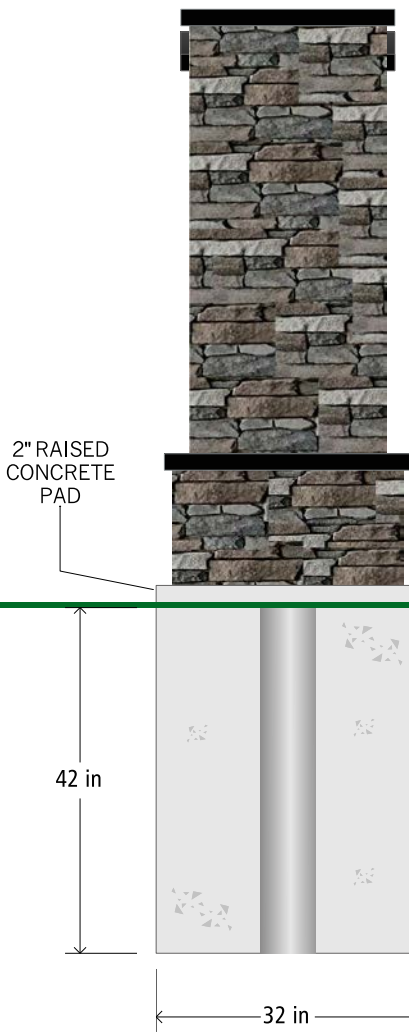
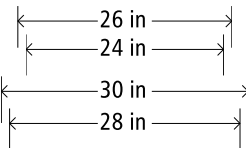
ROAD END VIEW



ROAD END



END VIEW



SIDE B

Double Sided Monument Sign

Aluminum cabinet with 1.5" aluminum retainers and polycarbonate faces. Vinyl graphics applied. Internal LED illumination. Fabricated aluminum cap.

10mm Daktronics electronic message centers with full color RGB displays.

Masonry stacked/cultured stone base and pillar with fabricated aluminum caps. Limestone address block with engraved painted numbers.

Sign installed on steel pole set in new concrete trench footing.

6" I.D. SCH 40 STEEL POLE  
SET INTO AN  
11' LONG x 32" WIDE  
CONCRETE  
TRENCH FOOTING  
42" DEEP

**METRO SIGNS**  
— & LIGHTING —  
**Metro Detroit & Grand Rapids**  
11444 Kaltz Ave., 16490 E. Fulton  
Warren MI 48089 Ada, MI 49301  
586.759.2700 • WWW.METROSALS.COM

PROJECT INFORMATION	
<b>Client:</b> Oakland Christian School	<b>Date:</b> 9-4-25
<b>Project:</b> C-Monument	<b>Revision:</b> 12
<b>Sales:</b> Mary Ann Deters	<b>Designer:</b> Donna
<b>Address:</b> 3075 Shimmons Rd   Auburn Hills, MI 48236	
<b>File Name:</b> 242953-12_OaklandChristianSchool_Monument_C-3	
<b>Customer Signature:</b>	<b>Date:</b>

NOTES

**Project Number**  
**242953**

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C

Monument Sign  
Qt 1 - Double Sided



SIMULATED ELEVATION VIEW



SIMULATED NIGHT VIEW





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PROJECT INFORMATION	
<b>Client:</b> <u>Oakland Christian School</u>	<b>Date:</b> <u>9-4-25</u>
<b>Project:</b> <u>C-Monument</u>	<b>Revision:</b> <u>12</u>
<b>Sales:</b> <u>Mary Ann Deters</u>	<b>Designer:</b> <u>Donna</u>
<b>Address:</b> <u>3075 Shimmons Rd   Auburn Hills, MI 48236</u>	
<b>File Name:</b> <u>242953-12_OaklandChristianSchool_Monument_C-3</u>	

Customer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

NOTES

Project Number  
**242953**

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# CITY OF AUBURN HILLS

## PLANNING COMMISSION AGENDA

MEETING DATE: OCTOBER 08, 2025

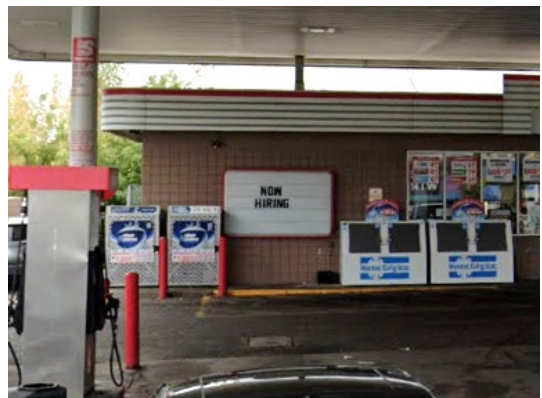
AGENDA ITEM NO 6a.

### COMMUNITY DEVELOPMENT

**To:** Chairperson Greg Ouellette and the Planning Commission  
**From:** Steven J. Cohen, AICP, Director of Community Development  
**Submitted:** October 2, 2025  
**Subject:** Text Amendment to the Zoning Ordinance  
Motion - Recommendation to City Council for approval of a text amendment to amend Article IX. B-2, General Business Districts of the Zoning Ordinance

#### INTRODUCTION AND HISTORY

**The attached revision to the Zoning Ordinance has been drafted to permit the outdoor storage of ice chests and propane tanks at gasoline service stations.** Although the outdoor storage and sale of merchandise and materials have been prohibited at gasoline service stations for decades, the issue has become an ordinance enforcement challenge for the City, as these bulky items are often pushed outside by proprietors over time to create more space inside the convenience store for selling food, beverages, and merchandise. Conditions evolve, and these items are often placed on the sidewalk in front of the convenience store.



*Outdoor storage of ice chests and propane tanks is common at the majority of gasoline service stations in Auburn Hills and throughout the region.*

### **PAST DISCUSSION**

On September 10, 2025, the Planning Commission held a public hearing and reviewed an amendment to the Zoning Ordinance, recommended by staff, to allow the sale of ice and propane tanks outside the store, provided it is located in a screened outdoor sales enclosure area. **After reviewing the pros and cons of the enclosure option, the Planning Commission asked staff to provide additional options for them to consider that would be implemented by the Zoning Ordinance to permit the outdoor storage of ice chests and propane tanks at gasoline service stations, as this service provides convenience to Auburn Hills citizens and the general public.**

### **STAFF RECOMMENDATION**

**Based on the Planning Commission's recent discussion, staff prepared the attached amendment, which would permit the outside sale of ice and propane tanks at existing gasoline service stations immediately adjacent to the store, subject to approval by the Director of Community Development or their designee.**

Auburn Hills currently hosts 18 branded gasoline service stations, excluding those operated by Costco and Sam's Club. **Since each gasoline service station has its own unique existing site conditions and approval requirements depending on when it was constructed, the proposed generalized ordinance language would provide City staff the flexibility to craft specific solutions for each property, considering barrier-free access, safety, and other relevant factors.** Enclosures would be required at newly constructed stations. No other outside storage or sales would be permitted.

### **RECOMMENDED ACTION**

**Move to recommend to the City Council approval of the enclosed Text Amendment to Article IX. B-2, General Business Districts of the Zoning Ordinance.**

**CITY OF AUBURN HILLS  
COUNTY OF OAKLAND  
STATE OF MICHIGAN  
ORDINANCE NO. 25-947**

**TEXT AMENDMENT TO ZONING ORDINANCE**

**AN ORDINANCE TO AMEND ARTICLE IX. B-2, GENERAL  
BUSINESS DISTRICTS OF THE AUBURN HILLS ZONING  
ORDINANCE NO. 372 ADDRESSING THE STANDARDS FOR  
GASOLINE SERVICE STATIONS**

THE CITY OF AUBURN HILLS ORDAINS

Section 1.

Section 902. Special Land Uses Permitted of Article IX. B-2, General Business Districts, of Auburn Hills Zoning Ordinance No. 372, as amended, is hereby amended to revise Subsection 19 to read as follows:

19. Gasoline service stations, subject to the following provisions:
  - A. The minimum road frontage shall be one hundred and fifty (150) feet and the minimum lot area shall be one (1) net acre. The site shall be so arranged that ample space is available for vehicles which are required to wait.
  - B. Canopy structures and gasoline pumps shall be set back not less than forty (40) feet from all street right-of-way lines to allow adequate access around the pumps. Air and water hose stands and other appurtenances shall be set back not less than twenty (20) feet from all street right-of-way lines, where appropriate.
  - C. Canopy structures shall be designed and constructed in a manner which is architecturally compatible with the principal building. The canopy structure shall be attached to and made an integral part of the principal building, wherever possible.
  - D. Accessory auto related facilities located on the premises such as wash facilities and vehicle repair are permitted on gas service station sites, however each use must obtain a separate special land use permit as provided for in this Article and shall only be permitted on gas service station sites containing one and one-half (1½) net acres.
    - 1) Major engine and body repair, steam cleaning, and undercoating are expressly prohibited except within a completely enclosed building.

- 
- Architectural site plan showing the layout of the building, parking spaces, and outdoor sales area. The building is labeled "BUILDING C4600-R V2.0" with dimensions "96'-0" x 48'-0"". The plan includes various dimensions for setbacks, parking spaces, and building footprint. A callout box indicates "OUTDOOR SALES SCREENED AREA". The plan also shows a ramped area with a wheelchair symbol and a van symbol, and a parking space labeled "15".



Section 3. Severability.

If any section, clause, or provision of this Ordinance shall be declared to be unconstitutional, void, illegal, or ineffective by any Court of competent jurisdiction, such section, clause, or provision declared to be unconstitutional, void, or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 4. Savings.

The proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 5. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect upon publication in the manner prescribed by the Charter of the City of Auburn Hills.

Section 6. Adoption.

This Ordinance is hereby declared to have been adopted by the City Council of the City of Auburn Hills at a meeting thereof duly called and held on the 20<sup>th</sup> day of October and ordered to be given publication in a manner prescribed by the Charter of the City of Auburn Hills.

**AYES:**

**NAYES:**

**ABSTENTIONS:**

STATE OF MICHIGAN )

) ss.

COUNTY OF OAKLAND )

I, the undersigned, the duly qualified Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. 25-947 adopted by the Auburn Hills City Council on the 20<sup>th</sup> day of October, the original of which is in my office.

---

LAURA PIERCE, City Clerk

**DRAFT**  
10-02-25

# **MARKED UP COPY**

Removed

**Added**

## **ARTICLE IX B-2, GENERAL BUSINESS DISTRICTS**

### PREAMBLE

The B-2 General Business Districts are intended to serve the overall shopping needs of residents both within and beyond the City including convenience, comparison and highway needs.

#### SECTION 900. PRINCIPAL USES PERMITTED:

In the B-2 General Business Districts no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance:

1. Any Principal Uses Permitted in the O Office Districts or B-1 Limited Business Districts.
2. Any generally recognized retail business which supplies commodities on the premises, such as, but not limited to, groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, notions or hardware, and household goods or products such as furniture, carpeting and lighting fixtures.
3. Any personal service establishment which performs services on the premises, such as, but not limited to, shoe repair shops, tailor shops, beauty parlors, or barber shops.
4. Professional offices of doctors, lawyers, dentists, chiropractors, osteopaths and similar or allied professions.
5. Banks with drive-in facilities may be permitted when said drive-in facilities are incidental to the principal function, and subject to the following conditions:
  - A. Drive-up windows shall provide at least ten (10) queuing spaces eighteen (18) feet long by ten (10) feet wide for each station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area five (5) feet wide with raised curbs on all sides.
  - B. Drive-up stations shall provide at least five (5) queuing spaces eighteen (18) feet long by ten (10) feet wide for each station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area five (5) feet wide with raised curbs on all sides.
6. Any retail business, service establishments or processing uses such as the following:
  - A. Any retail business whose principal activity is the sale of new merchandise in any enclosed building.
  - B. Any service establishment of an office-showroom or workshop nature of an electrician, decorator, dressmaker, tailor, shoemaker, baker, printer, upholsterer, or an establishment doing radio, television or home appliance repair, photographic reproduction, and similar establishments that require a retail adjunct.
7. Restaurants, or other places serving food or beverage (without drive-through or drive-in facilities), when located within a planned shopping center.
8. Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted.
9. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as special land uses.

(Amended: 11-11-02 per Ordinance No. 710)

(Amended: 5-15-06 per Ordinance No. 779)

#### SECTION 901. REQUIREMENTS FOR ALL PRINCIPAL USES:

1. All business establishments, including contractors or builders, shall be retail or service establishments dealing directly with consumers, and without wholesale outdoor storage activities on site. All goods produced on the premises shall be sold at retail on the premises where produced. Uses with incidental wholesale activities shall be considered to be Special Land Uses and shall meet the requirements of Section 1818.
2. All business, except for off-street parking and loading, shall be conducted within a completely enclosed building. No outdoor storage shall be allowed.
3. All business uses adjacent to freeway feeder roads shall meet the following additional requirements:
  - A. Barriers: All development shall be physically separated from the feeder road by a curb, planting strip or other suitable barrier. Such barrier shall effectively eliminate unchanneled vehicle ingress or egress except for authorized accessways.
  - B. Accessways: Each separate use, grouping of buildings, or grouping of uses as a part of a single planned development shall not have more than two (2) accessways from a feeder road. Such accessways shall not be located closer than three hundred (300) feet to the point of an intersection of an entrance or exit ramp baseline and the feeder road centerline. In cases where the ramp baseline and the feeder road centerline do not intersect, no accessway shall be located closer than three hundred (300) feet from point of tangency of the ramp baseline and the feeder road pavement. In those instances where properties fronting on a feeder road are of such width or are in multiple ownership, and accessways to the property cannot be provided in accordance with the minimum three hundred (300) foot distance from the intersection of feeder road and entrance or exit ramps, a marginal access road shall be provided to service such properties.
4. Cross-Access Interior Drives: Cross-access interior drives, or drives that will allow vehicles to move from one site to another without entering the frontage street, are strongly encouraged and may be required at the discretion of the City Council.

(Amended: 11-11-02 per Ordinance No. 710)

#### SECTION 902. SPECIAL LAND USES PERMITTED:

The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and City of Auburn Hills:

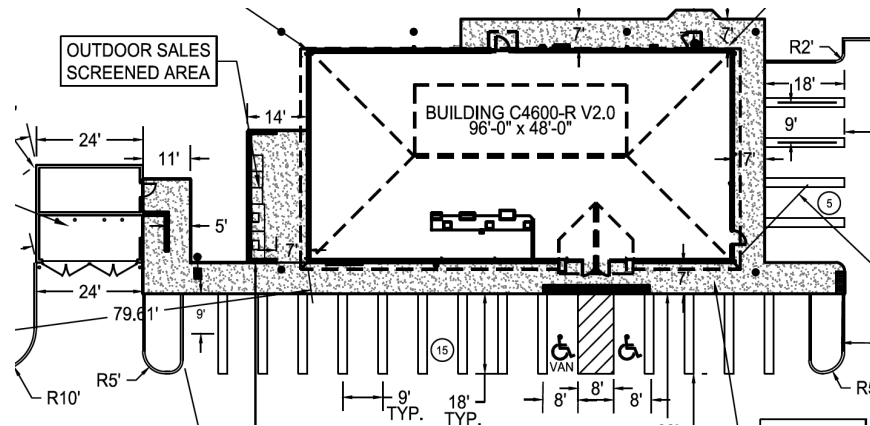
1. Any Principal Uses Permitted which require outdoor storage of materials or equipment. Such uses shall meet the requirements of Section 1807.
2. Funeral homes subject to the following requirements:
  - A. The site shall be so arranged that adequate assembly area is provided off-street for vehicles to be used in a funeral procession. This assembly shall be provided in addition to any required off-street parking area.
  - B. The site shall be located so as to have at least one (1) property line abutting a major thoroughfare having an existing or proposed right-of-way of at least one hundred and twenty (120) feet, and all ingress and egress for the site shall be directly onto said major thoroughfare, or an adjacent marginal access service drive.
  - C. Points of ingress and egress for the site shall be so laid out as to minimize possible conflicts between traffic on adjacent thoroughfares and funeral processions, or visitors entering or leaving the site.

- D. No building shall be located closer than fifty (50) feet to the outer perimeter (property line) of the District when said property line abuts any residential district.
  - E. A caretaker's residence may be provided within the main building of the mortuary establishment.
  - F. Loading and unloading area used by ambulance, hearse, or other such service vehicles shall be obscured from all residential view with a solid masonry wall, fence or greenbelt in accordance with Section 1808.
- 3. Commercially used outdoor recreational space for adult or children's amusement parks, carnivals, rebound tumbling facilities, miniature golf course, and golf driving ranges, subject to the following:
    - A. Children's amusement parks must be screened on all sides with a minimum four foot six inch (4'6") wall or other screening in accordance with Section 1808.
    - B. Rebound tumbling facilities must be fenced on all sides used for trampoline activity. Said fence shall be no less than six (6) feet high and shall have a capping which provides safety. Pits shall not exceed four (4) feet in depth, shall be drained at all times and filled with earth to grade when the use is discontinued. All manufacturer's specifications for spacing, safety and construction shall be complied with.
    - C. No loudspeaker or public address system shall be used except with City Council approval wherein it is deemed that no public nuisance or disturbance will be established.
  - 4. Indoor Family Theaters.
  - 5. Open air business uses when developed in a planned relationship with the B-2 General Business District such as retail sales of plant material not grown on the site, and sales of lawn furniture, playground equipment, and other garden supplies.
  - 6. Bowling alleys, and other indoor recreation uses such as billiard parlors, pinball arcades, video arcades and similar electronic amusement devices, and racquetball courts. Such use shall be located at least one hundred (100) feet from any front, rear or side yard of any residential lot or parcel in an adjacent residential district.
  - 7. New motels, hotels, and conference centers, or the expansion of existing motels, hotels, and conference centers, shall only be permitted in the B-2, General Business Districts via Section 1830. Planned Unit Development Option. The decision to approve a Planned Unit Development allowing a motel, hotel, and/or conference center, or the expansion of an existing motel, hotel, and/or conference center, in the B-2, General Business Districts shall be at the sole discretion of the City Council, after recommendation from the Planning Commission. An applicant shall not have the right to seek relief from this section to the Zoning Board of Appeals. Motels, hotels, and conference centers approved by the City Council in the B-2, General Business Districts before February 17, 2020 shall be considered legally conforming and subject to the Zoning Ordinance standards and conditions in effect at the time of the City approval.
  - 8. Veterinary hospitals or clinics, provided all activities are conducted within a totally enclosed building, and provided further that no abutting property shall be zoned R, RM, MHP, or residential uses in the SP Special Purpose District.
  - 9. Utility and public service facilities and uses (without storage yard) such as gas regulator stations and electrical substations only when operating requirements necessitate the locating of such facilities within the District in order to serve the immediate vicinity.
  - 10. Sport stadiums or arenas, provided the following conditions are met:
    - A. All planned stadium sites shall be located on parcels capable of providing paved parking for a minimum of two thousand five hundred (2,500) spectator vehicles.
    - B. All sites shall have direct access to major thoroughfares of at least one hundred and twenty feet (120') in existing or proposed right-of-way.
    - C. All sports stadiums or arenas shall be an integral part of a planned complex or integrated site plan which shall contain ancillary activities such as restaurants, hotels, motels, or offices.
  - 11. Residential uses as part of a building in a business zone shall be allowed upon issuance of a Certificate of Occupancy from the Community Development Department, and provided that the minimum floor areas of the RM Districts shall be met.

12. Bus passenger stations and parking garages provided that parking garages are located at least two hundred (200) feet from any R, RM, MHP or residential uses in the SP Special Purpose District, and seventy-five (75) feet from the intersection of any two (2) street right-of-way lines.
13. Overnight camping facilities for tents, campers, and travel trailers shall be allowed provided the following conditions are met:
  - A. There shall be no permanent storage of tents, campers, and travel trailers; and mobile home units will not be allowed in the development.
  - B. Sanitary facilities must meet the minimum requirements of the Oakland County Health Department and any other responsible health agency.
  - C. Any commercial facility in the development must meet the requirements of Area and Bulk.
14. Trailer or automobile rental facilities.
15. Automobile laundries provided such uses shall be at least seventy-five (75) feet from the intersection of any two (2) street right-of-way lines, and two hundred (200) feet from any adjacent R, RM, or MHP District, or residential uses in the SP Special Purpose District.
16. New automobile dealerships.
17. Outdoor sales space for the exclusive sale of secondhand automobiles, travel trailers or mobile homes, subject to the following:
  - A. No major refinishing shall be done on the lot.
18. Automotive service centers, only when planned as an integral part of a larger planned shopping center.
19. Gasoline service stations, subject to the following provisions:
  - A. The minimum road frontage shall be one hundred and fifty (150) feet and the minimum lot area shall be one (1) net acre. The site shall be so arranged that ample space is available for vehicles which are required to wait.
  - B. Canopy structures and gasoline pumps shall be set back not less than forty (40) feet from all street right-of-way lines to allow adequate access around the pumps. Air and water hose stands and other appurtenances shall be set back not less than twenty (20) feet from all street right-of-way lines, where appropriate.
  - C. Canopy structures shall be designed and constructed in a manner which is architecturally compatible with the principal building. The canopy structure shall be attached to and made an integral part of the principal building, wherever possible.
  - D. Accessory auto related facilities located on the premises such as wash facilities and vehicle repair are permitted on gas service station sites, however each use must obtain a separate special land use permit as provided for in this Article and shall only be permitted on gas service station sites containing one and one-half (1½) net acres.
    - (1) Major engine and body repair, steam cleaning, and undercoating are expressly prohibited except within a completely enclosed building.
    - (2) The storage of damaged or wrecked vehicles, or those waiting for minor repair or service, shall be obscured from public view in an area provided for such purpose on the site, and no vehicle of any kind shall be stored in the open for a period exceeding one (1) week. In no instance shall more than five (5) vehicles be allowed to accumulate on the site at any one (1) time, and the storage area shall be kept free of trash and debris in designed in accordance with Section 1807, Item 3, Open Storage.
  - E. All storage of material, merchandise, and equipment shall be within the building, **with the exception that only ice chests and propane tanks/cages may be placed outside and immediately adjacent to the convenience store, as approved by the Director of Community Development or their designee, provided such outdoor storage complies with all requirements of this section. Gasoline service stations constructed or expanded after October 20, 2025, that wish to offer ice and propane sales shall utilize a screened outdoor sales enclosure area immediately adjacent to the convenience store. The walls of the enclosure shall be designed with masonry material to match the retail store building façade and shall be at least one (1) foot taller than the items stored. Items stored within the screened outdoor sales enclosure area shall be limited to ice chests and propane tanks. Regardless of the**

**placement location, ice chests and propane storage shall comply with applicable state and local fire and building codes.**

New  
graphic to  
be included



**Example design of a screened outdoor sales enclosure area**

- F. The sale or rental of new or used cars, trucks, trailers, and any other vehicles on the premises shall be prohibited.
- G. Fueling operations designed to accommodate tractor trailer trucks shall be prohibited.
- 20. Nursery schools, day nurseries and child care centers, provided the following conditions are met:
  - A. Such facilities shall be located on major thoroughfares with an existing or proposed right-of-way of one hundred and twenty (120) feet.
  - B. Any area not used for parking in the front yard shall be kept in lawn and landscaped in accordance with Section 1808.
  - C. Outdoor play areas shall be in the side or rear yard in the amount of one hundred (100) square feet for each child cared for, but at least a minimum of one thousand two hundred (1,200) square feet.
  - D. Whenever the school or center abuts a residential district, parking, drop off, and play areas shall be screened with an obscuring six (6) foot fence or wall, four foot six inch (4'6") high berm with landscaping twenty (20') foot wide greenbelt landscaped in accordance with Section 1808, or a combination of the above, whichever in the opinion of the Planning Commission and City Council achieves the objective of screening and controlling noise levels.
  - E. Any other conditions which the Planning Commission and City Council deem necessary to assure that the character of the area shall be maintained.
- 21. Planned shopping centers over six hundred thousand (600,000) square feet in area, subject to the following:
  - A. Parking space depth and maneuvering lane width may vary from the dimensional standards of Section 1805 as follows:
    - 1) In the case of ninety (90°) degree parking layouts, the depth of a parking space may be reduced from twenty (20) feet to eighteen (18) feet provided that the maneuvering lane shall be a minimum of twenty-four (24) feet in width, or the depth of a parking space may be reduced from twenty (20) feet to nineteen (19) feet provided that the maneuvering lane shall be a minimum of twenty-two (22) feet in width.
  - B. Buildings and freestanding light poles may exceed the maximum height of the B-2 District of two (2) stories or thirty (30) feet, provided that freestanding light poles shall not exceed a height of sixty (60) feet.
  - C. Trash receptacles and compactors may be allowed in a front yard provided that such receptacles and compactors shall be, as nearly as is possible, totally screened from view with a wall or architectural feature the height of the container, and shall be aesthetically

- pleasing, and matching the architectural facade treatment of the main building(s), or the receptacles and compactors shall be screened with a berm or landscaping.
- D. Loading and unloading areas may be allowed in a front yard provided that such loading and unloading areas shall be screened with a wall, architectural features, or plant material, and shall be architecturally pleasing, and matching the architectural or landscape design and facade treatment of the main building(s). The location and area in square footage of such loading and unloading berths shall not be less than one (1%) percent of the Gross Leasable Area (GLA) of the main building(s).
- E. At least twenty (20) percent of the net site area (total area minus exterior right-of-way) shall be landscaped in accordance with Section 1808, except that there may be variations to the location and area of landscape islands and interior landscaping provided for in Section 1808, with the intent and purpose of allowing some degree of flexibility to the design and layout of parking spaces, maneuvering lanes and drives because of the large amount of parking area and number of spaces required for a regional shopping center.
- F. Non-freestanding mural signs may be allowed when considered as a separate special land use under the purview of Section 1818. Such signage will not be included in total site signage allocations.
- G. One (1) non-accessory (off-premise) identification pylon sign may be permitted, when considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
- 1) The sign shall be limited to the name, logo, and description of the planned shopping center.
  - 2) The sign shall be located on a site zoned B-2 District or an "I" District.
  - 3) The setback of the sign shall be a minimum of ten (10) feet from adjacent property lines.
  - 4) The height of the sign shall not exceed one-hundred and five (105) feet.
  - 5) The area of the sign shall not exceed one-thousand five-hundred (1,500) square feet.
  - 6) In addition to the permitted signage, an LED digital display (automatic changeable copy sign) may be utilized on the pylon sign provided:
    - a. The display sign area shall not exceed one-thousand six-hundred (1,600) square feet; which would be permitted in addition to the sign area allowed under subsection G(5).
    - b. The display shall have a pixel pitch of twenty-five (25) mm or less.
    - c. The display will not use animation, flashing, scrolling, or blinking and will display only static messages.
    - d. The rate of change between static messages will not exceed more than one (1) change per eight (8) seconds.
    - e. The display shall be equipped with photosensitive equipment which automatically adjusts the brightness and contrast of the sign in direct relation to the ambient outdoor illumination. If complaints arise in regard to display brightness, the property owner of the planned shopping center shall work in good faith with the City to address the concerns in a timely fashion.
    - f. The property owner of the planned shopping center shall coordinate with the City of Auburn Hills Police Department and/or other local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to Amber Alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the governmental agency that issues the information.
    - g. The property owner of the planned shopping center shall provide to the City of Auburn Hills Police Department and Community Development Department contact information for person(s) who will be available to be

- contacted at any time and who are able to turn off the electronic sign promptly if a malfunction occurs.
- h. Twenty-four (24) hour operation of the display shall be permitted.
  - i. The sign shall be limited to the advertising of tenants and available goods and services within the planned shopping center, planned shopping center events and promotions, and other messages specifically authorized by the City of Auburn Hills.
  - j. The sign will not be permitted to advertise for high-proof liquor, any sexually oriented business, or other objectionable uses set forth in the development agreement approved pursuant to subsection G(6)k.
  - k. Approval of the display shall be subject to submittal, and acceptance by the City Council, of a development agreement detailing the conditions relating to the use restrictions of the sign.
- H. Freestanding tenant identification signs may be permitted, when considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
- 1) The planned shopping center shall be limited to eight (8) total freestanding tenant identification signs.
  - 2) The signs shall only be permitted along interstate freeway frontage.
  - 3) The setback of the sign shall be a minimum of twenty (20) feet from adjacent property lines.
  - 4) The height of the sign shall not exceed fifty (50) feet.
  - 5) The area of each sign shall not exceed one hundred and seventy-five (175) square feet.
  - 6) Each sign shall be limited to the name of a single tenant selected at the discretion of the property owner of the planned shopping center, which may change from time to time, upon administrative sign permit approval from the Community Development Department.
  - 7) A surveyed plan shall be provided showing the location of the signs.
  - 8) Uplighting may be used to illuminate the signs provided the lighting does not cause glare onto adjoining properties or onto public or private roads, or otherwise create a nuisance or a safety hazard.
- I. A tenant wall mounted sign on the planned shopping center may exceed the size requirements of Section 1811, provided no single wall sign exceeds five hundred (500) square feet in size. When considered as a separate special land use under the purview of Section 1818, the City Council may allow an increase in sign area larger than five hundred (500) square feet in size after a detailed review and evaluation. Whenever the City Council modifies this requirement, it shall find that the following standards have been met:
- 1) The signage is for a tenant of a size equal or greater than twenty thousand (20,000) square feet. The tenant space shall abut a perimeter wall of the planned shopping center and have an exterior exit designed for general public use.
  - 2) The signage is compatible with and sensitive to the immediate environment of the site relative to architectural design, scale, bulk, building height, disposition and orientation of buildings.
  - 3) The allotted sign area for the planned shopping center, as a whole, is not exceeded.
- J. The total sign area for the planned shopping center shall not exceed one hundred (100) square feet per net acre.
- K. Outdoor seating or outdoor facilities for the serving and/or consumption of food or beverages for restaurants and other similar uses where food and/or beverages are served and/or consumed may be permitted when considered as a separate special land use under the purview of Section 1818, subject to the criteria outlined in Section 902(23).
22. Private paramedical emergency facilities subject to the following conditions:



- A. Such facilities shall be located only on collector thoroughfares or major thoroughfares as indicated on the adopted Major Thoroughfare Plan of the City of Auburn Hills.
  - B. All ingress and egress on the site shall be located at least fifty (50) feet from any adjacent property line or right-of-way line.
  - C. If not in existence, a passing lane shall be provided opposite the ingress/egress route used for paramedical and such other emergency vehicles in addition to the required acceleration and deceleration lanes. The passing lane is required to insure that the purpose and intent of this Zoning Ordinance is met and is deemed necessary to prevent traffic congestion in order to assure proper egress for fast moving and accelerating emergency vehicles in order to protect the health and safety of the citizens of Auburn Hills and abutting areas.
  - D. All such facilities shall be developed on sites of at least one (1) acre in area.
23. Outdoor seating or outdoor facilities for the serving and/or consumption of food or beverages for restaurants and other similar uses where food and/or beverages are served and/or consumed, subject to the following criteria:
- A. Outdoor seating areas or outdoor facilities shall be attached structurally to and/or located directly adjacent to, or upon, the principal building to which they are accessory.
  - B. Outdoor seating areas or outdoor facilities shall be completely enclosed by masonry walls and/or decorative fencing a minimum of three (3) feet in height, unless a taller height is required per the Building Code for safety purposes (e.g., decks, elevated areas, etc.). The enclosure shall be extended from the principal building and shall be capable of entry only from the interior of the principal building unless determined otherwise by the City Council. The enclosure shall be fixed in place and designed in a manner that maintains a minimum pathway width of five (5) feet (e.g., clear of structures such as light poles, trees, hydrants, etc.) along the sidewalk so as not to interfere with pedestrian traffic.
  - C. All lighting shall be shielded downward and away from adjacent properties and rights-of-way in accordance with Section 1810.
  - D. Parking spaces shall be provided for the proposed outdoor seating area or outdoor facility in addition to that required for the principal building or use and shall be calculated as required for the principal building or use.
  - E. Music, loudspeakers, public address systems and other types of outdoor entertainment uses and/or activities may be permitted subject to the following criteria:
    - 1. Any/all proposed sound system or other entertainment use/activity area(s) shall be clearly detailed on a site plan.
    - 2. The outdoor seating area shall be designed so as to minimize the level of noise generated from the uses/activities conducted in the outdoor seating or outdoor facility area. Such design alternatives include, but are not limited to, sound deadening construction materials, volume limitations on sound systems, directional/locational limitations on speaker/public address system locations, and landscaping.
    - 3. The City may review the Special Land Use in one (1) year to determine if there are any noise-related problems regarding the outdoor seating area or outdoor facility. In reviewing the Special Land Use, the Community Development Department may consult with other applicable City departments or agencies. Reports from these departments or agencies, along with any public comment, shall be the basis for any subsequent decision(s) by the Community Development Department.
    - 4. The Community Development Department may require that additional measures be taken by the owner to reduce and/or eliminate any noise-related problem in accordance with Item E.2 above.
  - F. Adequate facilities shall be provided for the convenient and sanitary disposal of refuse within and around the outdoor seating area or outdoor facility.
  - G. The fire marshal shall review the proposed outdoor seating area or facility and shall provide a written report to the Community Development Department as to the conformance of any proposed plans with applicable fire safety codes.

- H. The Police Department shall review the proposed outdoor seating area and shall provide a written report to the Community Development Department regarding public health, safety and welfare concerns.
- I. The Planning Commission may recommend and the City Council may require other conditions to ensure that the outdoor seating area or outdoor facility is designed and operated to have the minimum impact on adjacent properties visually as well as with regard to noise. The City Council may consider all applicable factors such as, but not limited to, visual relationships, natural and/or manmade transition zones, limitations on types of activities permitted, hours of operation, parking and circulation needs and proposed method of winterization (if applicable).
- 24. Multi-use automobile service facilities such as the installation of vehicular phones, auto glass, and tire, battery and accessory facilities.
- 25. Wireless communication facilities in accordance with the standards and requirements listed in Section 1832. Wireless Communication Facilities, except for co-location applications which are subject to the administrative review provisions listed in Section 1832, Item K.
- 26. Restaurants, including drive-in and drive-through restaurants, or other places serving food or beverage subject to the following provisions:
  - A. Restaurants with drive-in or drive-through facilities shall only be permitted on sites containing one and one-half (1½) net acres, and having one hundred and fifty (150) feet of road frontage width. The Site Plan shall clearly reflect that the queuing lane and parking maneuvering lane are not in conflict, and will not inhibit safe ingress and egress from/to the main access thoroughfare.
    - (1) Gas service stations and restaurants with drive-in or drive-through facilities, proposed jointly on the same site, shall only be permitted on sites containing a minimum of two and one-half (2½) net acres, and having two hundred (200) feet of road frontage width. The Site Plan shall clearly reflect that the queuing lane, parking maneuvering lane, and gas pumps areas are not in conflict, and will not inhibit safe ingress and egress from/to the main access thoroughfare.
    - (2) Restaurants with drive-through facilities shall provide at least ten (10) vehicle queuing spaces eighteen (18) feet long by ten (10) feet wide from the order station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area five (5) feet wide with raised curbs on all sides.
- 27. Private clubs, fraternal organizations and lodge halls.
- 28. Churches and places of worship.
- 29. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
- 30. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828.

*(Amended: 11-11-02 per Ordinance No. 710)*

*(Amended: 9-19-05 per Ordinance No. 759)*

*(Amended: 5-15-06 per Ordinance No. 779)*

*(Amended: 8-17-09 per Ordinance No. 820)*

*(Amended: 11-23-09 per Ordinance No. 823)*

*(Amended: 4-19-10 per Ordinance No. 829)*

*(Amended: 10-04-10 per Ordinance No. 830)*

*(Amended: 2-17-20 per Ordinance No. 913)*

#### SECTION 903. REQUIREMENTS FOR ALL SPECIAL LAND USES:

- 1. All business establishments shall be retail or service establishments dealing directly with consumers (who may be contractors or builders). All goods produced on the premises shall be sold at retail on the premises where produced.

2. There shall be provided on those sites abutting or adjacent to a residential district or use a greenbelt, wall, berm or landscaping in accordance with Section 1808.
3. All business uses adjacent to freeway feeder roads shall meet the following additional requirements:
  - A. Barriers: All development shall be physically separated from the feeder road by a curb and planting strip or other suitable barrier. Such barrier shall effectively eliminate unchanneled vehicle ingress or egress except for authorized accessway.
  - B. Accessways: Each separate use, grouping of buildings, or grouping of uses as a part of a single planned development, shall not have more than two (2) accessways from a feeder road. Such accessways shall not be located closer than three hundred (300) feet to the point of intersection of an entrance or exit ramp baseline and the feeder road centerline. In cases where the ramp baseline and the feeder road centerline do not intersect, no accessway shall be located closer than three hundred (300) feet from point of tangency of the ramp baseline and the feeder road pavement. In those instances where properties fronting on a feeder road are of such width or are in multiple ownership, and accessways to the property cannot be provided in accordance with the minimum three hundred (300) foot distance from the intersection of feeder road and entrance or exit ramps, a marginal access road shall be provided to service such properties.
4. Cross-Access Interior Drives: Cross-access interior drives, or drives that will allow vehicles to move from one site to another without entering the frontage street, are strongly encouraged and may be required at the discretion of the City Council.

*(Amended: 11-11-02 per Ordinance No. 710)*

#### SECTION 904. AREA AND BULK REQUIREMENTS:

See Article XVII, Schedule of Regulations, Limiting the height and bulk of buildings.

*(Amended 1-24-05 per Ordinance No. 745)*

#### SECTION 905. OTHER USES PERMITTED BY THE CITY COUNCIL ON CERTAIN PROPERTIES:

Adult use marihuana establishments, which term includes marihuana retail establishments, located in the City of Auburn Hills shall be limited to a total of four (4) adult use marihuana establishments. Three (3) of the four (4) locations shall be permitted on property in the B-2, General Business Districts as set forth in this Section, as approved by the City Council, and said locations must be in compliance with the November 8, 2022 voter-approved Initiated Ordinance.

Three (3) of the four (4) permitted adult use marihuana establishments within the City of Auburn Hills shall be located on the following three (3) parcels of property, with one (1) adult use marihuana establishment to be located on each parcel of property, as approved by and subject to the conditions imposed by the City Council: Parcel 1 - tax identification number 14-02-100-019; Parcel 2 - tax identification numbers 14-11-352-013, 014, 015, and 016, and Parcel 3 - tax identification number 14-11-353-003.

This Section, Section 804 of the Zoning Ordinance, and the Initiated Ordinance shall establish the locations for the adult use marihuana establishments in the City of Auburn Hills for the purposes of Ordinance No. 22-934.

*(Amended: 11-11-24 per Ordinance No. 943)*



# CITY OF AUBURN HILLS

## PLANNING COMMISSION AGENDA

MEETING DATE: OCTOBER 08, 2025

AGENDA ITEM NO 7a.

### COMMUNITY DEVELOPMENT

**To:** Chairperson Greg Ouellette and the Planning Commission  
**From:** Steven J. Cohen, AICP, Director of Community Development  
**Submitted:** October 2, 2025  
**Subject:** Age-Friendly Auburn Hills – Next Steps in Implementation  
Facilitating Universal/Inclusive Design in New Single-Family Home Developments

#### DISCUSSION TOPIC

**Based on the City's strong desire to be a leader in welcoming all ages and abilities, should Auburn Hills take a stronger stance in promoting and implementing universal design/inclusive design in single-family home developments, utilizing its influence created through the Planned Unit Development Option?**

#### BACKGROUND

On September 11<sup>th</sup>, staff and Commissioner MacMillan attended a hands-on workshop in Troy hosted by the Disability Network Eastern Michigan and the Michigan Association of Planning. The session focused on creating kitchen and bathroom design templates that improve accessibility in single-family homes. It was an eye-opening experience as it was challenging to design these rooms to accommodate diverse abilities. Building codes require a minimum standard generally intended for people without disabilities, and builders construct homes to those standards. Homebuyers only see what is built, and most are never exposed to more creative options that are better suited for all ages and abilities.



*Inclusive-designed kitchen*



*Zero-step entry into the home*

It has been almost nine years since the City Council amended the Zoning Ordinance to add **Section 1836. Universal Design and Visitability** in an effort to educate and incentivize developers to make the housing stock in Auburn Hills more accessible and visitable for people of all ages and abilities. *It is noted that such requirements generally exceed Michigan building codes; therefore, they cannot be mandated by the City, but can be implemented through mutual agreement among all parties.*

The City has seen some developments, such as Villa Montclair and Summerlyn, that cater to seniors (e.g., ranch-style homes with first-floor bedrooms and bathrooms). Still, they lack many key visitability requirements (e.g., zero-step front-door entryways, wider hallways, and a larger maneuvering radius in the kitchen and bathrooms) that someone with a mobility disability, whether temporary or permanent, needs to access the home safely.

**BACKGROUND (cont.)**

Earlier this year, we learned via the *City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study* that the community is approaching build-out in its residential zoning districts. The primary locations remaining to add owner-occupied single-family homes are in the Northwest and Northeast Corners of the City. Staff estimate an approximate net 543 new detached single-family homes could be built on the remaining residential-zoned land (about 1,152 people). These new units are projected to be in small infill developments or on existing vacant homesites.

<b>Potential New Detached Single-Family (Owner-Occupied) Developments</b>		
<b>Area</b>	<b>Location</b>	<b>New Units</b>
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.	<b>UNDER CONSTRUCTION</b> - 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
<b>Total New Units</b>		<b>543</b>

*Excerpt from the City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study*

Since it is anticipated that many of these developments on the City's remaining buildable land will seek density increases or design flexibility due to the site constraints (e.g., wetlands, topography, site size, etc.), now may be the time for Auburn Hills to take the next step in furthering this innovative initiative by requiring developers, through the Planned Unit Development Option, to offer more accessible homes in their developments. Universally designed homes provide a framework that can be modified now or in the future to create a more inclusive design that benefits everyone throughout their lifetime.

**RECOMMENDED ACTION**

**No action required.**

# UNIVERSAL DESIGN VS. INCLUSIVE DESIGN

## **Inclusive Design and Universal Design: Creating Accessible and Usable Products and Environments**

Universal Design and Inclusive Design are terms that are often used interchangeably, but they are in fact different approaches to creating more accessible products and environments. Both seek to reduce exclusionary practices by promoting the creation of accessible, diverse, and user focused results, and to focus on accessibility and inclusivity through design.

### **Universal Design**

Universal Design was originated by Ronald Mace, an architect and product designer, in the 1970s. Ronald was also a wheelchair user from the age of 9 due to contracting polio. Universal Design includes seven principles:

1. Equitable Use – The design is useful and marketable to people with diverse abilities.
2. Flexibility in Use – The design accommodates a wide range of individual preferences and abilities.
3. Simple and Intuitive Use – Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or education level.
4. Perceptible information – The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
5. Tolerance for Error – The design minimizes hazards and the adverse consequences of accidental or unintended actions.
6. Low Physical Effort – The design can be used efficiently and comfortably with a minimum of fatigue.
7. Size and Space for Approach and Use – Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

Under Universal Design principles, the design of products, environments, programs and services should be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. While this single solution is intended to accommodate as many users as possible, some users will inevitably be left out. The definition also emphasizes the end goal of a design instead of the process of getting to the ideal design.

## Inclusive Design

Inclusive Design is described by Kat Holmes, author of *Mismatch: How Inclusion Shapes Design* (*Simplicity: Design, Technology, Business, Life*), as a methodology that enables and draws on the full range of human diversity. Most importantly, it encourages including and learning from people with a broad range of perspectives to recognize and overcome biases that build exclusion into design. Rather than designers designing *for* stakeholders, the Inclusive Design approach designs *with* stakeholders.

Accessibility has become a legal term, and the ADA Standards for Accessible Design specify what is required for a building or facility to be physically accessible to people with disabilities.

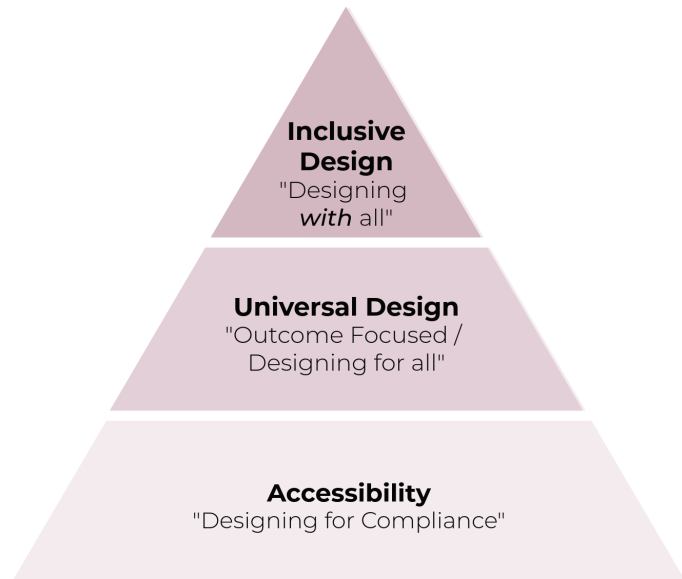


Figure: Inclusive Design vs. Universal Design vs. Accessibility.

What the ADA identifies as accessible may or may not be *optimally* accessible for an individual. Codes are a minimum and often require a middle-of-road approach that does not address individual needs. Often the ADA is an afterthought and used as a checklist to meet the minimum standards, after the building or street or neighborhood has been designed, rather than using the requirements (and intent) to spur better design at the outset. For example, an elevator, which is required in all public multistory buildings, may be in a location that is difficult to find—or even hidden behind a secured door. The owner has met the letter of the law—they provided access to all public floors. But the spirit of the law has certainly fallen short—people who need the elevator—for whatever reason—cannot easily access other public floors of the building.

The **Americans with Disabilities Act (ADA)** turned 35 in 2025, and while many things have changed for the better that benefit all Americans, including closed captioning, automatic doors, and sidewalk curb cuts, there is still much work to do.

Universal design strives to *consider* everyone at the beginning of the design process. And inclusive design strives to have folks with physical, cognitive and mental health disabilities *in the room* with the architects and engineers at the beginning of the design process.



# LEGAL FRAMEWORK

## A Legal Summary

Homes, neighborhoods, and communities in Michigan are designed and built following a sometimes-confusing confluence of federal, state, and local laws. The Michigan Residential Code (MRC), the Michigan Construction Code (MCC), a community's local ordinances, the Federal Fair Housing Act (FHA) and the Americans with Disabilities Act (ADA) all have a role to play when assessing building permits. Some of these laws trump others and this hierarchy impacts how much a local municipality can require of private development.

Being more knowledgeable about housing, construction and zoning laws provides an opportunity to advocate for more inclusive design, even if the law (for now) does not require it.

## Federal Laws:

In 1968, the Civil Rights Act, commonly known as the Fair Housing Act<sup>\*\*\*</sup>, was signed into law by President Johnson. The Fair Housing Act:

- Prohibits discrimination concerning the sale, rental and financing of housing based on race, religion, national origin, sex, and family status.
- Prohibits zoning ordinances from containing provisions that treat uses such as affordable housing, supportive housing, or group homes for people with disabilities differently than other similar uses.
- Prohibits ordinances from enforcing more strictly against the above noted types of housing uses. For example, a blight ordinance that is being inconsistently enforced depending on who lives in a house would violate the Fair Housing Act

In 1990, the Americans with Disabilities Act (ADA) was signed into law by President George H. W. Bush. It added further protections for people with disabilities in housing and other areas. It amended the Fair Housing law to include those protections for people with disabilities. Further, employers, state and local governments, businesses that are open to the public, commercial facilities, transportation providers, and telecommunication companies were also required to follow the requirements of the ADA. The ADA guarantees that people with disabilities have the same opportunities as everyone else to enjoy employment opportunities, purchase goods and services, and participate in state and local government programs.

## State Laws:

The Michigan Planning Enabling Act (MPEA) was adopted in 2008. Its predecessors (the Municipal Planning Act, the County Planning Act, and the Township Planning Act), were adopted in 1931, 1945, and



1959, respectively. Until 2024, the MPEA was not specific about housing and stipulated only that one purpose of the plan is to provide for “population distribution,” and that a community allocate land for residences, along with many other land uses. The term used above --“along with”-- points to planning’s key role in connecting and balancing the parts of the whole (housing, businesses, recreation, and infrastructure).

The 2024 Michigan Planning Enabling Act amendments were presented in 3 sections:

- A community’s master plan must provide for 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.
- Housing expertise was added to the list of desired qualifications in the Planning Commission
- A community must assess and consider its existing and forecasted housing demands when making recommendations.

Planning plays a key role in connecting and balancing housing needs with other interconnected land uses like business and industry, open space and recreation, and roads and infrastructure. The new Housing Element provision provides clarity and also emphasizes housing explicitly as an issue that must be addressed, like transportation and utilities.

The Michigan Zoning Enabling Act (MZEA) was adopted in 2006. Its predecessors, the City and Village Zoning Act, the County Zoning Act, and the Township Zoning Act were adopted in 1921, 1943, and 1945, respectively.

Housing is mentioned very briefly in the MZEA. It stipulates that one purpose of regulating land is to ensure that local units of government meet the needs of the state’s citizens by zoning enough land for residential use to avoid overcrowding. It also requires the following:

- State-licensed residential care facilities must be treated as a residential use of property and a permitted use in all residential zones. They cannot be subject to a different permit or procedure than a dwelling of similar density. State licensed residential care facilities are defined in the MZEA.
- Zoning shall not have the effect of totally prohibiting a land use in the presence of a demonstrated need for that land use within either that local unit of government or the surrounding area

In 1976, the Elliot-Larson Civil Rights Act was enacted in Michigan. This State of Michigan Civil Rights law prohibited discriminatory practices, policies, and customs based upon religion, race, color, national origin, age, sex, height, weight, familial status, or marital status. Also in 1976, the State of Michigan signed the Michigan Persons with Disabilities Civil Rights Act into law. This added protections originally adopted by the federal government in the Fair Housing Act.

The Michigan Construction Code Act 230 of 1972 was amended in 1999 to create the Stille-DeRossett-Hale Single State Construction Code Act. This action created a single state building, electrical,

plumbing and mechanical code for the State of Michigan. There are two different codes that regulate housing construction and renovation in the state. The Michigan Residential Code applies to detached dwellings, attached dwellings (townhouses), and duplexes (two-units). The Michigan Construction Code applies to all other types of housing.

The Standards for Accessible Design (ADA 2010) are federal standards that set the minimum requirements for creating accessible facilities and spaces to ensure equal access for individuals with disabilities in commercial facilities, public accommodations, and state and local government facilities.

The Michigan Construction Code requires accessible dwelling units to be provided in buildings containing four or more units if such buildings have one or more elevators and all ground floor dwelling units in other buildings contain four or more units. The Michigan Residential Code does not require detached dwellings, townhouses (up to three attached in a building), or duplexes to be accessible, nor does it require renovations of these residences to become accessible.

### **Impacts to Municipalities:**

Municipalities are not required to adopt a zoning ordinance, but if they do, it must be based upon an adopted master plan that meets the requirements of the Michigan Planning Enabling Act. However, there is no state oversight on the content of a local master plan or zoning ordinance. Plans and ordinances may be ruled invalid by a court if a municipality is sued, and if the court finds that state law as not followed.

Land use policies, including zoning regulations, procedures and enforcement, may be considered discriminatory if it can be proven that they have a disproportionate impact on minorities, families with children, or people with disabilities. Policies or ordinances could include any of the following:

- Density or design requirements that make residential development prohibitively expensive
- Prohibitions on multifamily housing (like duplexes, townhouses, or apartments)
- Limiting households to four or fewer unrelated adults

**\*\*Senior housing is the one exception where housing can be limited to an exclusive group. Senior housing is defined as housing where 80% of the units are occupied by at least one person over the age of 55 or 100% of the occupants are age 62 or older.**

Unlike planning and zoning, communities cannot “opt out” of having construction codes apply in their community. Municipalities may choose to not hire staff or consultants to enforce the construction codes, but in those cases, the county or state will enforce construction codes in accordance with state law. Local governments may choose to administer and enforce the state-wide building code, but cannot adopt their own regulations.

The Planning and Zoning Toolkit for Inclusive Design includes a number of strategies to elevate the local and statewide conversation to reform local comprehensive plans, capital improvement plans, ordinances, and policies.

**\*\*\*The Fair Housing Act uses the term “handicap.” The Department of Justice uses the term “disability” which has exactly the same legal meaning.**

MEETING DATE: FEBRUARY 27, 2017

AGENDA ITEM NO. 9D.  
COMMUNITY DEVELOPMENT

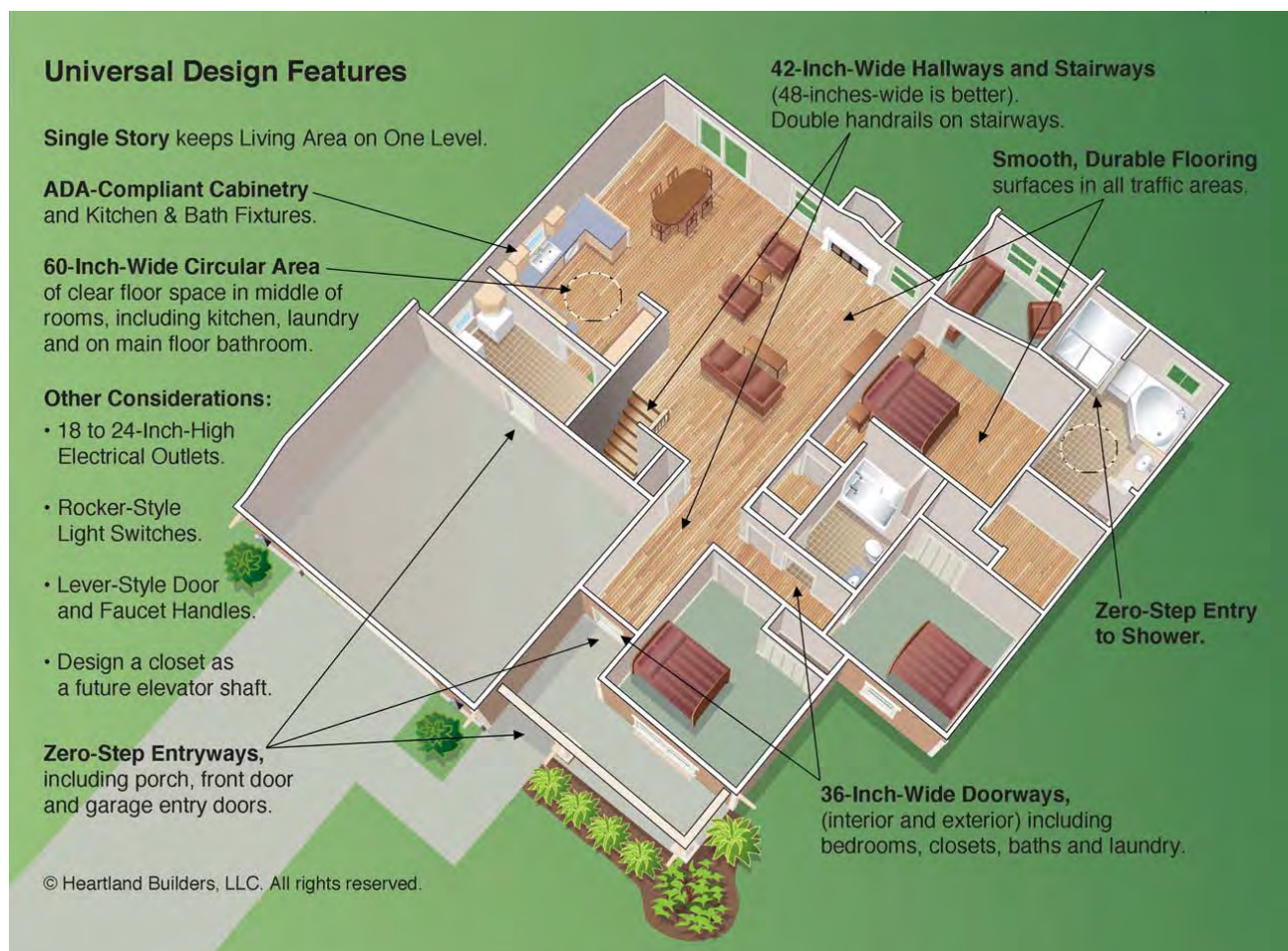
To: Mayor and City Council  
From: Thomas A. Tanghe, City Manager and Steven J. Cohen, Director of Community Development  
Submitted: February 21, 2017  
Subject: Motion – Approval of Text Amendment to the Zoning Ordinance / Section 1836. Universal Design and Visitability

## OVERVIEW

The attached amendment to the Zoning Ordinance has been drafted to implement Action Plan Item #1 in the Housing Domain of the 2015 Age Friendly Action Plan which recommends that the City “*encourage developers to think about universal design features.*”

**The purpose of this text amendment is to educate and incentivize, but not require, builders to incorporate universal design elements and features into their new home designs.** Over time, staff anticipates this program will help make the housing stock in Auburn Hills more accessible and visitable for people of all ages and abilities. It is noted that such requirements generally exceed Michigan building codes, therefore cannot be required by the City.

The Villa Montclair PUD and Forester Hills PUD are examples of housing developments which have incorporated many of the accessibility features displayed below into the design of their new homes.



*Illustration of Universal Design Features*

### **RECOMMENDED ACTION**

Staff recommends approval. The amendment has been reviewed and found acceptable from a legal standpoint by City Attorney Derk Beckerleg.

### **PLANNING COMMISSION RECOMMENDATION**

Recommended Approval on February 15, 2017 (6-0 vote).

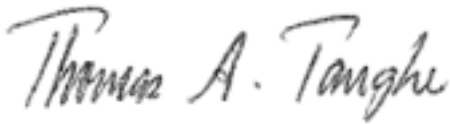
*Note: The Planning Commission asked staff to add the following minimum universal design elements and features for a development proposal to be considered for PUD eligibility:*

1. Zero-step front door entryway
2. First floor master bedroom and bathroom with zero-step entry to shower
3. 36-inch wide doorways and 42-inch wide hallways
4. 60-inch wide maneuvering radius in the kitchen and bathrooms
5. First floor laundry room

*In addition, at least 75% of the homes within a project must have the above minimum universal design elements and features to be considered for PUD eligibility.*

### **MOTION**

**"Move to accept the Planning Commission's recommendation and approve the enclosed Text Amendment to add Section 1836. Universal Design and Visitability to the Zoning Ordinance. The amended ordinance shall be referenced as Ordinance 17-886."**



I CONCUR: \_\_\_\_\_

THOMAS A. TANGHE, CITY MANAGER





**Excerpt**  
**CITY OF AUBURN HILLS**  
**PLANNING COMMISSION**  
**MINUTES**

February 15, 2017

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Location: City Council Chamber, 1827 N. Squirrel Road, Auburn Hills, MI 48326

1. **CALL TO ORDER:** Planning Commission Chairperson Ouellette called the meeting to order
2. **ROLL CALL:** Present: Beidoun, Burmeister, Ochs, Ouellette, Pierce, Shearer  
Absent: Hitchcock, Mendieta, Pederson  
Also Present: Director of Community of Development Cohen, Assistant City Planner Keenan, Senior Services Director Adcock  
Guests: 3

**5d. Universal Design and Visitability (7:32 p.m.)**

Public Hearing / Motion – Recommendation to City Council for approval of a text amendment to add Section 1836. Universal Design and Visitability to the Zoning Ordinance.

Mr. Cohen stated that this Zoning Ordinance has been drafted to implement Action Plan Item #1 in the Housing Domain of the 2015 Age Friendly Action Plan which recommends that the City “*encourage developers to think about universal design features.*”

The purpose of this text amendment is to educate and incentivize, but not require, builders to incorporate universal design elements and features into their new home designs. Over time, staff anticipates this program will help make the housing stock in Auburn Hills more accessible and visitable for people of all ages and abilities. It is noted that such requirements generally exceed Michigan building codes, therefore cannot be required by the City.

As an incentive to do this, the City is offering expedited permitting and eligibility for PUD consideration, which shall be discussed in the next agenda item. This diagram from The Villa Montclair PUD and Forester Hills PUD are examples of housing developments which have incorporated many of the accessibility features displayed below into the design of their new homes. These diagrams show many of the features of a home that incorporates universal design. In essence, it makes the home accessible for all people and abilities, which is above and beyond the Michigan Building Codes. Some elements include: zero – step entry ways, wider doors and hallways, and clear space in the kitchen and bathrooms which allows for wheelchair maneuvers.

Mr. Cohen stated the purpose of this ordinance is to raise awareness of this smart home design and to let developers know this is something the Planning Commission and City Council would like to see built in our community.

In reviewing the two illustrations provided in the ordinance amendment, Mr. Pierce commented about the importance of having first floor laundry rooms for people with physical limitations.

Mr. Burmeister questioned what the PUD requirements were and if the developer would have to provide all the items shown in the illustrations provided in the ordinance amendment. Mr. Cohen clarified that the illustrations were an example of what could be done, with a PUD the discretion lies with the Planning Commission and City Council for final approval. No minimum threshold was created.

Mr. Burmeister confirmed the importance of the staff's ability to work with developers to include key design elements. Mr. Burmeister also wanted to ensure that Ms. Adcock would have input to the process. Mr. Cohen stated that “yes” she would definitely be involved in the review.

Mr. Ouellette stated that he would like to see minimum threshold that developers would have to meet such as zero entryway doors and wider hallways. He continued to state that in real estate there are thresholds for what is to be considered a smart home qualify as a smart home and suggested that there should be a standard for universal design, as well.

Ms. Ochs stated that she would like to see a minimum of design options as a threshold for what needs to be met. Mr. Cohen clarified that he was concerned that if a developer were to be given a list, they would only follow the list, as opposed to doing as much as possible to make the home accessible. Ms. Ochs continued to comment that if there are no minimums and two developers are before the Planning Commission there is a challenge to know what will be approved or what justifies a PUD.

Mr. Burmeister indicated he would like to see key design elements listed and then anything else provided above and beyond shown in the illustrations would be the frosting on the cake.

Mr. Cohen explained the goal is to work with developers on the primary goal of accessibility and see what we can negotiate as part of the PUD. The ordinance is intended to educate people. Mr. Cohen stated, based on the Planning Commission's direction, he would work to develop a minimum standard for PUD qualification based on this discussion for the City Council packet to ensure the intent of the universal design is met.

Mr. Ouellette opened the public hearing at 7:47 p.m.  
Hearing no comments, Mr. Ouellette closed the public hearing at 7:47 p.m.

**Motion made by Mr. Pierce to recommend to City Council for approval of a text amendment to add Section 1836. Universal Design and Visitability to the Zoning Ordinance.**

**Seconded by Shearer**

**VOTE: YES: Beidoun, Burmeister, Ochs, Ouellette, Pierce, Shearer**

**NO: None**

**Motion Carried 6-0**

CITY OF AUBURN HILLS  
COUNTY OF OAKLAND  
STATE OF MICHIGAN  
ORDINANCE NO. 17-886

TEXT AMENDMENT TO ZONING ORDINANCE

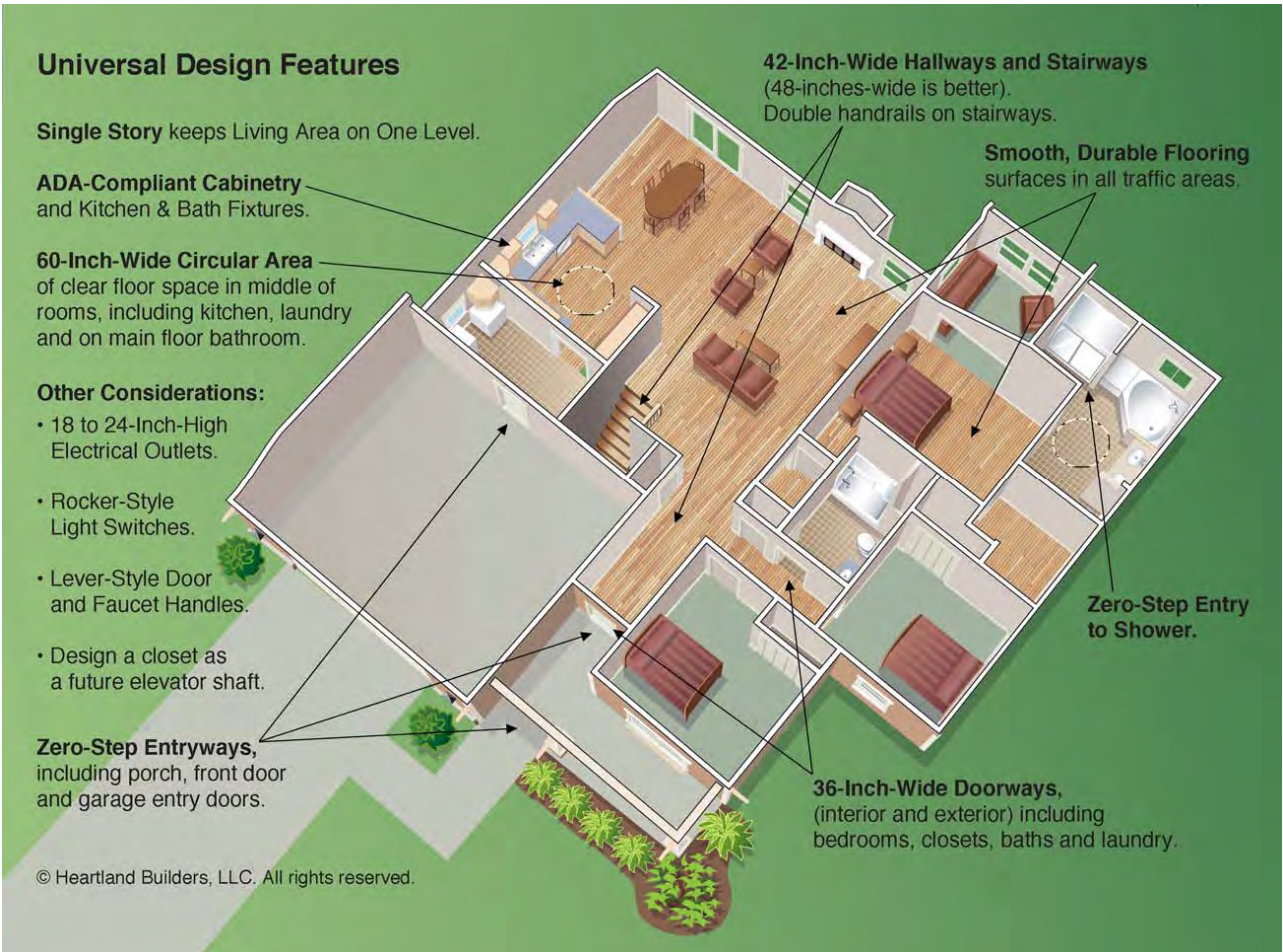
AN ORDINANCE TO ADD  
SECTION 1836. UNIVERSAL DESIGN AND VISITABILITY  
IN ZONING ORDINANCE NO. 372, AS AMENDED

THE CITY OF AUBURN HILLS ORDAINS

Section 1.  
Section 1836 of Auburn Hills Zoning Ordinance No. 372, as amended, is hereby added and shall read as follows:

Section 1836. Universal Design and Visitability  
The intent of this section is to strongly encourage, but not require, the implementation of universal design elements and features in new homes where feasible.

Universal design elements and features can be seamlessly integrated into the construction of a new home so that it is functionally accessible for people of all ages and abilities. The goal is to discretely remove the physical barriers that are often found in traditional home design, that limit people with short or long term disabilities (living within or visiting), without making the home look institutional or aesthetically unappealing.



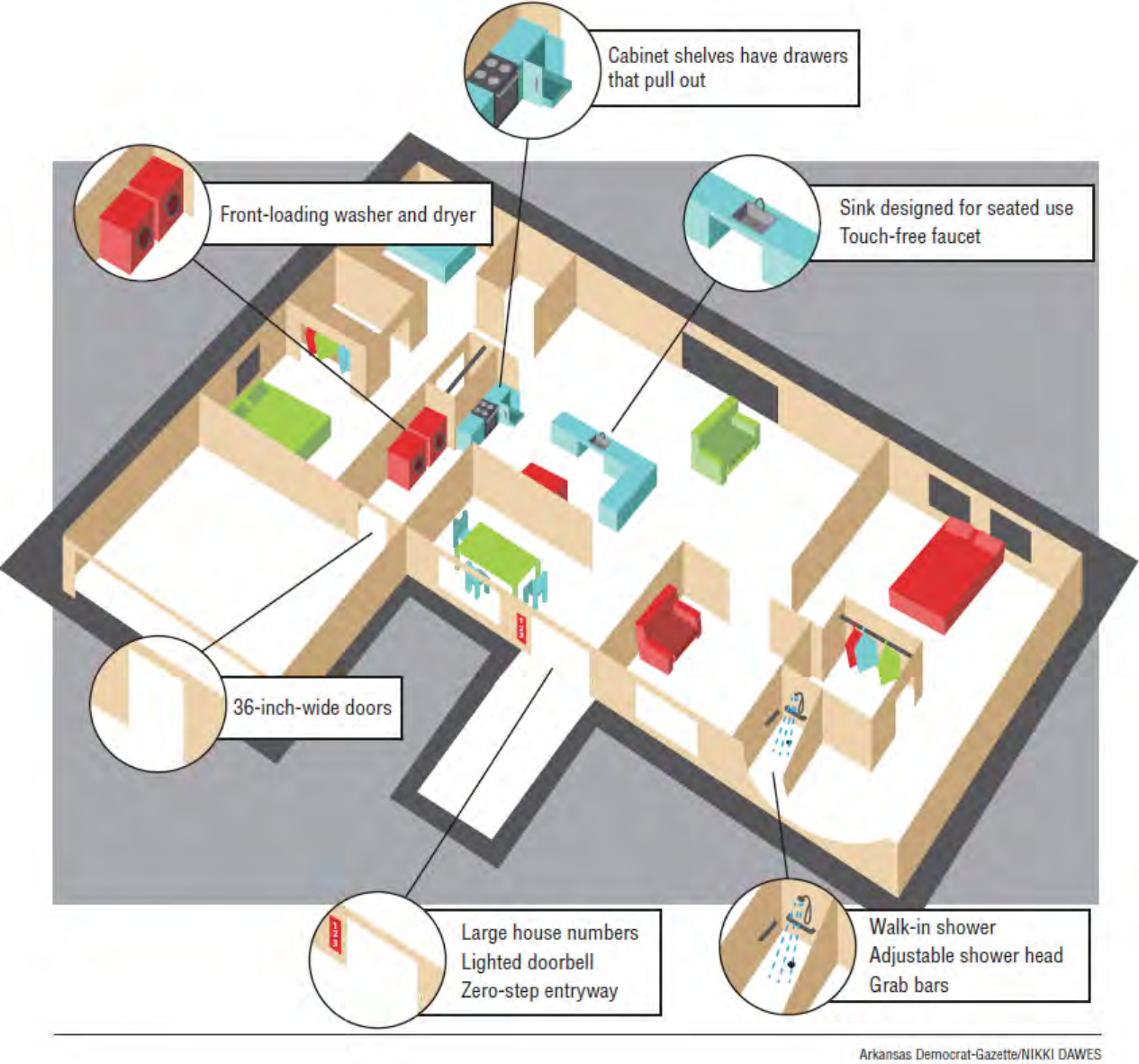
**Illustration #1 of Universal Design Elements and Features**  
*Used with permission from Heartland Builders, LLC*

AARP and many disability advocates encourage home builders to utilize universal design elements and features as they enable people to “age in place” and remain in their homes throughout their lifespan, even as their needs change over time.

The City recognizes that in some cases it may be cost-prohibitive to retrofit an existing home to remove the physical barriers that prevent a person or family from remaining in their home as they



age. Thus, this initiative is a priority of the City, as outlined in its Age-Friendly Action Plan, to raise awareness that such expenses can be significantly reduced when considered early in the design stage and subsequently incorporated into the initial construction cost of a home.



**Illustration #2 of Universal Design Elements and Features**  
*Used with permission from Nikki Dawes*

As an incentive for developers to incorporate universal design elements and features into their development proposals, the City offers streamlined permitting and eligibility for consideration of zoning flexibility via the Planned Unit Development Option as outlined in Section 1830.

To be considered for Planned Unit Development Option eligibility, 75% or more of the homes in a proposed development must include the following minimum universal design elements and features:

- 1. Zero-step front door entryway
- 2. First floor master bedroom and bathroom with zero-step entry to shower
- 3. 36-inch wide doorways and 42-inch wide hallways
- 4. 60-inch wide maneuvering radius in the kitchen and bathrooms
- 5. First floor laundry room

Section 2. Repealer.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Severability.

If any section, clause, or provision of this Ordinance shall be declared to be unconstitutional, void, illegal, or ineffective by any Court of competent jurisdiction, such section, clause, or provision declared to be unconstitutional, void, or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.



## Section 4. Savings.

The proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

**Section 5. Effective Date.**

The provisions of this Ordinance are hereby ordered to take effect upon publication in the manner prescribed by the Charter of the City of Auburn Hills.

**Section 6. Adoption.**

This Ordinance is hereby declared to have been adopted by the City Council of the City of Auburn Hills at a meeting thereof duly called and held on the \_\_\_\_ day of \_\_\_\_\_, and ordered to be given publication in a manner prescribed by the Charter of the City of Auburn Hills.

**AYES:**  
**NAYES:**  
**ABSTENTIONS:**

STATE OF MICHIGAN )  
COUNTY OF OAKLAND ) ss.

I, the undersigned, the duly qualified Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. \_\_\_\_\_ adopted by the Auburn Hills City Council on the \_\_\_\_\_ day of \_\_\_\_\_ the original of which is in my office.

TERRI KOWAL, City Clerk

# DOMAIN ONE : HOUSING

Auburn Hills is home to 21,000 residents. About 50.6% of the homes in Auburn Hills are owner-occupied. According to the Area Agency on Aging, 2,539 households in Auburn Hills have one or more residents that are ages 60 or older in 2010. Out of these, 313 households are seniors that live alone. To assist senior residents, the city utilizes the Senior Home Assistance Repair Program, Meals on Wheels, and the Rake and Run program to provide low income residents the services they need to stay in their home for as long as possible.

The housing domain focuses on ensuring that there are home modification programs and a variety of housing options available to older residents so that they do not have to move away when they get older. As our residents continue to age, there will be a demand for housing modifications and new housing that will accommodate a range of physical abilities. Our housing action items focus on ensuring that our residents are able to live in their home safely without any barriers.

## ACTION PLAN ITEM #1

### **Encourage developers to think about universal design features (steps, single level units, low maintenance)**

#### **Activities**

- Connect developers with community development, financing, and age-friendly housing information
- Support transit and transit-oriented development
- Encourage affordable housing developments for older residents

#### **Responsible Departments**

- Planning Commission and Senior Services

#### **Timespan**

- September 2015 - December 2016

#### **Resources and Support**

- Channel for homeowners to find licensed contractors that have received training on home modifications
- Demand for affordable and age-appropriate housing
- State of Michigan – Building codes need to align with age-friendly guidelines

#### **Potential Barriers or Resistance**

- Channel for homeowners to find licensed contractors that have received training on home modifications
- Demand for affordable and age-appropriate housing
- State of Michigan – Building codes need to align with age-friendly guidelines

#### **What solutions exist for these obstacles?**

- Connecting developers with governmental resources
- Flexibility in zoning and incentives to builders
- Host a program and highlight demand for age-friendly housing to developers
- Partner with Oakland County Community and Home Improvement Home Repair Program
- Develop a universal design recommendation guide

#### **What individuals and organizations should be informed or involved with these tasks?**

- AARP
- Builders
- Chamber of Commerce
- Churches
- City Council
- Community Development
- Construction Association of MI
- Faith Based Housing Agencies
- Homeowners Association for Senior Communities
- Housing and Urban Development
- Local business owners
- MISHDA
- Planning Commission
- Senior Services Department

#### **Metrics**

- Creation and distribution of an age-friendly housing guide for contractors
- Increase in the availability of accessible housing
- The number of properties that are under development for age-friendly housing
- Increase in the number of residents that plan to stay in Auburn Hills



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

1983

MEETING DATE: FEBRUARY 27, 2017

AGENDA ITEM NO. 9E.  
COMMUNITY DEVELOPMENT

To: Mayor and City Council  
From: Thomas A. Tanghe, City Manager and Steven J. Cohen, Director of Community Development  
Submitted: February 21, 2017  
Subject: Motion – Approval of Text Amendment to the Zoning Ordinance / Section 1830. Planned Unit Development Option

## **INTRODUCTION**

The attached amendment to the “criteria for qualification” section of the PUD Ordinance has been drafted to encourage developments that promote the goals and objectives of the City of Auburn Hills, in return for zoning flexibility.

The changes are intended to promote the policy recommendations of the City’s 2015 Age Friendly Action Plan, 2006 Green Building Policy, 2011 Electric Vehicle Readiness Project, and 2014-2018 Parks and Recreation Master Plan by outlining acceptable public benefits recognized by the City Council.

## **PROPOSED CHANGES**

The primary reason for updating the PUD ordinance was to implement Action Plan Item #1 in the Housing Domain of the 2015 Age Friendly Action Plan which states “*encourage developers to think about universal design features.*”

The other changes relate to green building, electric vehicle readiness, and financial contributions for parks, equipment, and improvements. They were added to reflect considerations used in the recent PUD project approvals for The Parkways, Forester Hills, Villa Montclair, Adams Outdoor, Blossom Park, First and Main, Residents at Thirty-Two 50, and Mosaic of Auburn Hills.

Proposed additions and/or modifications to the “criteria for qualification” section of the PUD Ordinance are the following:

1. Construction of homes that are accessible and visitable for people of all ages and abilities by utilizing universal design elements and features in accordance with Section 1836.
2. Provision of open space or public plazas or features and/or financial contribution to assist with the creation and maintenance of off-site public spaces and improvements.
3. Commitment to construct a project that obtains certification from the U.S. Green Building Council or similar nationally recognized green building program.
4. Mitigation to offset impacts on public facilities such as road and utility improvements and/or the contribution to the City of equipment and/or assets.
5. Installation of plug-in electric vehicle charging stations for use by employees and visitors in accordance with Section 1834 and/or the installation of other infrastructure for alternative fuel vehicles.
6. Creation of a plug-in electric vehicle ready residential development with garages and/or carports prepped for electric vehicle charging stations in accordance with Section 1834.

## **RECOMMENDED ACTION**

Staff recommends approval. The amendment has been reviewed and found acceptable from a legal standpoint by City Attorney Derk Beckerleg.

## **PLANNING COMMISSION RECOMMENDATION**

Recommended Approval on February 15, 2017 (6-0 vote).

**MOTION**

**“Move to accept the Planning Commission’s recommendation and approve the enclosed Text Amendment to Section 1830. Planned Unit Development Option of the Zoning Ordinance. The amended ordinance shall be referenced as Ordinance 17-887.”**

A handwritten signature in dark ink, reading "Thomas A. Tanghe". The signature is written in a cursive, flowing style.

I CONCUR: \_\_\_\_\_

THOMAS A. TANGHE, CITY MANAGER



**Excerpt**  
**CITY OF AUBURN HILLS**  
**PLANNING COMMISSION**  
**MINUTES**

February 15, 2017

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1. **CALL TO ORDER:** Planning Commission Chairperson Ouellette called the meeting to order
2. **ROLL CALL:** Present: Beidoun, Burmeister, Ochs, Ouellette, Pierce, Shearer  
Absent: Hitchcock, Mendieta, Pederson  
Also Present: Director of Community of Development Cohen, Assistant City Planner Keenan, Senior Services Director Adcock  
Guests: 3

**5e. Planned Unit Development Option (7:48 p.m.)**

Public Hearing/Motion – Recommendation to City Council to Amend the Text of the Zoning Ordinance / Section 1830. Planned Unit Development Option

Mr. Cohen presented the amendment to the “criteria for qualification” section of the PUD Ordinance which was drafted to encourage developments that promote the goals and objectives of the City of Auburn Hills, in return for zoning flexibility. The changes are intended to promote the policy recommendations of the City’s 2015 Age Friendly Action Plan, 2006 Green Building Policy, 2011 Electric Vehicle Readiness Project, and 2014-2018 Parks and Recreation Master Plan by outlining acceptable public benefits recognized by the City Council.

Mr. Cohen explained the primary reason for updating the PUD ordinance was to implement Action Plan Item #1 in the Housing Domain of the 2015 Age Friendly Action Plan which states “*encourage developers to think about universal design features.*” The other changes relate to green building, electric vehicle readiness, and financial contributions for parks, equipment, and improvements. They were added to reflect considerations used in the recent PUD project approvals for The Parkways, Forester Hills, Villa Montclair, Adams Outdoor, Blossom Park, First and Main, Residents at Thirty-Two 50, and Mosaic of Auburn Hills.

Mr. Ouellette asked what the word “assets” meant and if that assets had been offered in past. Mr. Cohen stated no, but staff would like the ordinance to reflect potential PUD eligibility if a donation of assets, like an ambulance or other emergency services vehicles or equipment, were to be offered. A donation of money has been accepted for PUD eligibility in the past to support the construction of the Downtown Amphitheater project.

Mr. Ouellette also questioned the purpose of two steps in a PUD plan. Mr. Cohen stated that it is good to have two steps. A developer may wish to see if a concept is acceptable to the City before spending tens of thousands of dollars on detailed drawings. Generally, most developers seek approval of steps One and Two concurrently to save time.

Mr. Ouellette opened the public hearing at 7:52 p.m.  
Hearing no comments, Mr. Ouellette closed the public hearing at 7:52 p.m.

**Motion made by Mr. Beidoun to recommend to City Council approval of the enclosed Text Amendment to Section 1830. Planned Unit Development Option of the Zoning Ordinance.**

**Second by Ms. Ochs**

**VOTE: YES: Beidoun, Burmeister, Ochs, Ouellette, Pierce, Shearer**

**NO: None**

**Motion Carried 6-0**

**CITY OF AUBURN HILLS**

**COUNTY OF OAKLAND**

**STATE OF MICHIGAN**

**ORDINANCE NO. 17-887**

**TEXT AMENDMENT TO ZONING ORDINANCE**

**AN ORDINANCE TO AMEND  
SECTION 1830. PLANNED UNIT DEVELOPMENT OPTION  
IN ZONING ORDINANCE NO. 372, AS AMENDED**

THE CITY OF AUBURN HILLS ORDAINS

Section 1.

Section 1830, Item 3 of Auburn Hills Zoning Ordinance No. 372, as amended, is hereby amended and shall read as follows:

3. Criteria for Qualification.

In determining whether the proposed PUD provides a recognizable net public benefit and meets one or more Conditions that Create PUD Eligibility, the Planning Commission and the City Council may consider the following:

- A. Unique factors related to a particular site.
- B. Preservation of unique site design features.
- C. Architectural design quality and innovation.
- D. Construction of homes that are accessible and visitable for people of all ages and abilities by utilizing universal design elements and features in accordance with Section 1836.
- E. Extent and type of landscaping.
- F. Preservation, enhancement, or restoration of natural resources such as trees, slopes, and wetland areas.
- G. Preservation or enhancement of historic resources.
- H. Provision of open space or public plazas or features and/or financial contribution to assist with the creation and maintenance of off-site public spaces and improvements.
- I. Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions such as topography, shape, etc.
- J. Effective transition between higher and lower density uses, and/or between non-residential and residential uses.
- K. Commitment to construct a project that obtains certification from the U.S. Green Building Council or similar nationally recognized green building program.
- L. Shared vehicular access between properties or uses.
- M. Complementary mix of uses or a variety of housing types.
- N. Mitigation to offset impacts on public facilities such as road and utility improvements and/or the contribution to the City of equipment and/or assets.
- O. Redevelopment of sites where an orderly change of use is desirable.

- P. Installation of plug-in electric vehicle charging stations for use by employees and visitors in accordance with Section 1834 and/or the installation of other infrastructure for alternative fuel vehicles.
- Q. Creation of a plug-in electric vehicle ready residential development with garages and/or carports prepped for charging stations in accordance with Section 1834.
- R. Any other factor that contributes to Conditions that Create PUD Eligibility.

## Section 2. Repealer.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

## Section 3. Severability.

If any section, clause, or provision of this Ordinance shall be declared to be unconstitutional, void, illegal, or ineffective by any Court of competent jurisdiction, such section, clause, or provision declared to be unconstitutional, void, or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

## Section 4. Savings.

The proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

## Section 5. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect upon publication in the manner prescribed by the Charter of the City of Auburn Hills.

## Section 6. Adoption.

This Ordinance is hereby declared to have been adopted by the City Council of the City of Auburn Hills at a meeting thereof duly called and held on the \_\_\_\_ day of \_\_\_\_\_, and ordered to be given publication in a manner prescribed by the Charter of the City of Auburn Hills.

**AYES:**

**NAYES:**

**ABSTENTIONS:**

STATE OF MICHIGAN )

) ss.

COUNTY OF OAKLAND )

I, the undersigned, the duly qualified Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. \_\_\_\_\_ adopted by the Auburn Hills City Council on the \_\_\_\_\_ day of \_\_\_\_\_ the original of which is in my office.

\_\_\_\_\_  
TERRI KOWAL, City Clerk

**City of Auburn Hills****SECTION 1830. PLANNED UNIT DEVELOPMENT OPTION:**

1. Authority.  
The Planned Unit Development (PUD) option is established in accordance with the Michigan Zoning Enabling Act (Public Act 110 of 2006). Development permitted under this section is only upon terms agreeable to the City of Auburn Hills. The decision to approve its use is at the sole discretion of the City Council.
2. Conditions That Create PUD Eligibility.  
A proposed development is eligible for the PUD option if it provides a recognizable net public benefit to the health, safety, and welfare of the residents of the City of Auburn Hills and accomplishes one or more of the following:
  - A. Permits flexibility in the regulation of land development.
  - B. Encourages innovation in land use and variety in design, layout, and type of structures constructed.
  - C. Achieves economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities.
  - D. Encourages useful open space.
  - E. Provides better housing, employment, and shopping opportunities particularly suited to the needs of the residents of the City of Auburn Hills.
3. Criteria for Qualification.  
In determining whether the proposed PUD provides a recognizable net public benefit and meets one or more Conditions that Create PUD Eligibility, the Planning Commission and the City Council may consider the following:
  - A.** Unique factors related to a particular site.
  - B.** Preservation of unique site design features.
  - C.** Architectural design quality and innovation.
  - D.** **Construction of homes that are accessible and visitable for people of all ages and abilities by utilizing universal design elements and features in accordance with Section 1836.**
  - E.** ~~D~~ Extent and type of landscaping.
  - F.** ~~E~~ Preservation, enhancement, or restoration of natural resources such as trees, slopes, and wetland areas.
  - G.** ~~F~~ Preservation or enhancement of historic resources.
  - H.** ~~G~~ Provision of open space or public plazas or features **and/or financial contribution to assist with the creation and maintenance of off-site public spaces and improvements.**
  - I.** ~~H~~ Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions such as topography, shape, etc.
  - J.** ~~I~~ Effective transition between higher and lower density uses, and/or between non-residential and residential uses.
  - K.** ~~J~~ ~~Degree of compliance with the City of Auburn Hills Green Building Policy.~~ **Commitment to construct a project that obtains certification from the U.S. Green Building Council or similar nationally recognized green building program.**
  - L.** ~~K~~ Shared vehicular access between properties or uses.
  - M.** ~~L~~ Complementary mix of uses or a variety of housing types.
  - N.** ~~M~~ Mitigation to offset impacts on public facilities such as road and utility improvements **and/or the contribution to the City of equipment and/or assets.**
  - O.** ~~N~~ Redevelopment of sites where an orderly change of use is desirable.
  - P.** **Installation of plug-in electric vehicle charging stations for use by employees and visitors in accordance with Section 1834 and/or the installation of other infrastructure for alternative fuel vehicles and/or preparation.**
  - Q.** **Creation of a plug-in electric vehicle ready residential development with garages and/or carports prepped for charging stations in accordance with Section 1834.**
  - R.** ~~O~~ Any other factor that contributes to Conditions that Create PUD Eligibility



4. Exception.  
A PUD option may not be used if the same land use objectives can be accomplished by the application of conventional zoning provisions or standards.
5. Uses Permitted.
  - A. A land use plan may be proposed for the area to be included within the proposed PUD. The land use plan shall be defined by the districts of the zoning ordinance which are to be applicable to the parts of the PUD area.
  - B. Principal Uses Permitted and Special Land Uses Permitted shall be allowed within the districts identified on the PUD Plan, except that some uses may be specifically prohibited from districts designated on the PUD Plan. The City Council may permit uses not permitted in the district if specifically noted on the PUD Plan. Conditions applicable to Principal Uses Permitted and Special Land Uses Permitted shall be used as guidelines for design and layout, but may be varied by the City Council provided that such conditions are indicated on the PUD Plan.
  - C. Nonresidential uses may be permitted in residentially zoned areas. Residential uses may be permitted in non-residentially zoned areas. Densities or lot sizes which are different from the applicable district(s) and the mixing of land uses that would otherwise not be permitted are permitted; provided, other required objectives are met and the resulting development is eligible for the PUD option.
6. Height, Bulk, Density and Area Standards.  
The standards as to height, bulk, density, and setbacks of each zoning district shall be applicable within each specific district area designated on the plan, except as specifically modified and noted on the PUD Plan.
7. Submittal Procedures.  
Approval of a PUD shall include two (2) steps - Step One and Step Two, as described in this subsection. In an effort to expedite the PUD review process, an applicant may seek Step One and Step Two approvals concurrently, provided all the applicable information listed in this section, including a draft Development Agreement, and other applicable ordinances are submitted concurrently. The Planning Commission may recommend and the City Council may require changes or place conditions on the approval of the proposed PUD and the Development Agreement.
  - A. Step One Review: Submission of PUD Plan (Qualification)
    1. A person owning or controlling land in the City of Auburn Hills may make a Request to Approve (application) for a PUD. The application shall request a determination as to whether a parcel qualifies for the PUD option based on the Conditions that Create PUD Eligibility.
    2. An application shall be made to the Community Development Department for review and recommendation by the Planning Commission and shall include:
      - a. A certified boundary survey of the exact acreage being requested done by a registered land surveyor or civil engineer (scale: not smaller than one [1] inch equals one hundred [100] feet).
      - b. A topographic map of the entire area at a contour interval of not more than two (2) feet. This map shall indicate all major stands of trees, bodies of water, wetlands and unbuildable areas (scale: not smaller than one [1] inch equals one hundred [100] feet).
      - c. A PUD Plan indicating the following at a scale no smaller than one (1) inch equals one hundred (100) feet (1" = 100'):
        - i. Land use areas requested in the PUD Plan.
        - ii. Vehicular circulation including major drives and the location of vehicular access points.
        - iii. Preliminary proposals as to cross sections and as to public or private streets.
        - iv. Transition treatment, including minimum building setbacks to land adjoining the proposed PUD and between different land use areas within the proposed PUD.

- v. The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height and proposed building facade and building elevation.
  - vi. The general location of residential unit types, densities and lot sizes by area.
  - vii. The general location of all woodlands, wetlands, water, and water courses and proposed water detention areas.
  - viii. The boundaries of open space areas that are to be preserved and reserved and an indication of the proposed ownership thereof.
  - ix. A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.
  - x. A preliminary grading plan, indicating the extent of grading including any areas which are not to be graded or disturbed.
  - xi. A preliminary utility plan including an indication of the contemplated water distribution, storm and sanitary sewer plan.
  - xii. Any deed restrictions or restrictive covenants associated with the property.
  - xiii. All easement locations.
  - xiv. A written statement explaining in detail the full intent of the applicant, also indicating the type of dwelling units or uses contemplated and resultant population, floor area, parking and supporting documentation, including the intended schedule of development.
3. After holding a public hearing in accordance with the notice requirements of Section 1815, the Planning Commission shall report its findings and make its recommendations to the City Council on the PUD Plan. The Planning Commission shall make a determination whether:
- a. The PUD Plan promotes the land use goals and objectives of the City of Auburn Hills.
  - b. The PUD Plan is eligible for the PUD option.
  - c. All applicable provisions of this section have been met. Insofar as any provision of this section shall be in conflict with the provisions of any other section of this Ordinance, the provisions of this section shall apply to the lands embraced within a PUD area.
  - d. There is, or will be at the time of initial development, an adequate means of disposing of sanitary sewage and of supplying the development with water, and that the road system and storm water drainage system are adequate.
4. The City Council shall review the PUD Plan and make a final determination as to the proposed plan's adherence to the above stated objectives and requirements.
- a. If the Council grants the application, the applicant shall prepare a Development Agreement setting forth the conditions upon which the approval is based. The Development Agreement shall be submitted for approval at the time of PUD Step Two review.
  - b. Once an area has been included within a PUD Plan and the PUD Plan has been approved by the City Council, development may not take place in the plan area nor may any use be made of the plan area except in accordance with the PUD Plan or in accordance with an amendment approved by the City Council.
  - c. An approved PUD Plan may be terminated by the applicant or the applicant's successors or assigns, prior to any development within the area involved, by filing with the City Clerk and recording in the County

records an affidavit so stating. The approval of the PUD Plan shall terminate upon such recording.

- d. An approved PUD Plan may not be terminated after development commences except with the approval of the City Council and of all parties in interest in the land.
- e. Within a period of two (2) years following approval of PUD Step One by the City Council, final plats or site plans for an area embraced within the PUD must be submitted as hereinafter provided. If such plats or plans have not been submitted within the two (2) year period, the City Council may terminate the right to develop the PUD Plan. Extensions may be granted at the discretion of the City Council.

B. Step Two Review: Submission of Final Plats, Site Plans and Schedule for Completion of the Approved PUD

- 1. Before any permits are issued for any activity within the area of an approved PUD, final plats or site plans for a project area shall be submitted to the Community Development Department for review and recommendation by the Planning Commission and final City Council approval of the following:
  - a. Review and approval of site plans shall comply with Section 1815 as well as this section, except as otherwise modified in the approved plan. Review and approval of plats shall comply with the City of Auburn Hills Subdivision Control Ordinance and other applicable ordinances.
  - b. Before approving of any final plat or plan, the City Council shall determine that:
    - i. All portions of the project area shown upon the approved PUD Plan for use by the public or the residents of lands within the PUD have been committed to such uses in accordance with the PUD Step One approval.
    - ii. The final plats or site plans are in conformance with the Development Agreement and PUD Plan.
    - iii. Provisions have been made within the Development Agreement to provide for the financing of any improvements shown on the final PUD Plan for open spaces and common areas which are to be provided by the applicant and that maintenance of such improvements is assured in accordance with the Development Agreement.
- 2. Plans for tree removal permit and wetland permit review shall be submitted at the time of PUD Step Two review.
- 3. If development of approved final plats or site plans is not substantially completed in three (3) years after approval, further final submittals under the approved PUD Plan shall cease until the part in question is completed or cause can be shown for not completing same. Extensions may be granted at the discretion of the City Council.

8. Fees.

Fees for review of PUD Plans under this section shall be established by resolution of the City Council.

9. Interpretation of Approval.

Approval of a PUD Plan under this section shall be considered an optional method of development and improvement of property subject to the mutual agreement of the City Council and the applicant. The Zoning Board of Appeals shall have no jurisdiction to hear appeals or make interpretations or any decisions regarding a project reviewed under this section.

10. Amendments to PUD Plan.

Proposed amendments or changes to an approved PUD Plan shall be submitted to the Planning Commission as outlined in the Development Agreement. The Planning Commission shall determine whether the proposed modification is of such minor nature as not to violate the area and density requirements or to affect the overall character of the plan, and in such event may

approve or deny the proposed amendment. If the Planning Commission determines the proposed amendment is material in nature, the amendment shall be reviewed by the Planning Commission and City Council in accordance with the provisions and procedures of this section as they relate to final approval of the PUD.

*(Amended: 5-15-00 per Ordinance No. 661)*

*(Amended: 8-27-01 per Ordinance No. 685)*

*(Amended: 12-15-09 per Ordinance No. 824)*

# City of Auburn Hills Master Land Use Plan Housing Policy Statement

Adopted by the Planning Commission on February 5, 2025

Adopted by the City Council on March 3, 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.”*

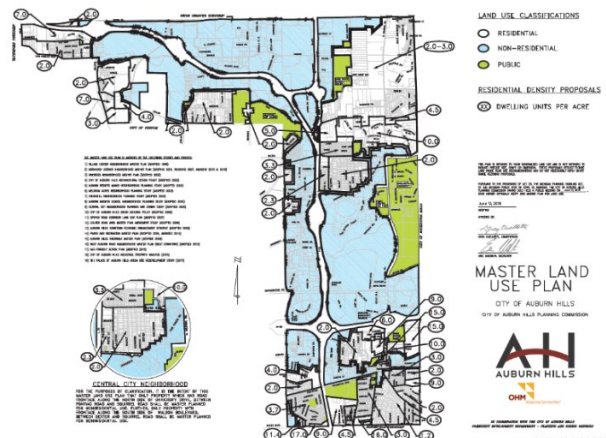
Supplemented by the *City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study*, this policy statement aims to confirm the City’s compliance with the intent of State law and show how the *City of Auburn Hills Master Land Use Plan* and associated policies have historically supported 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.

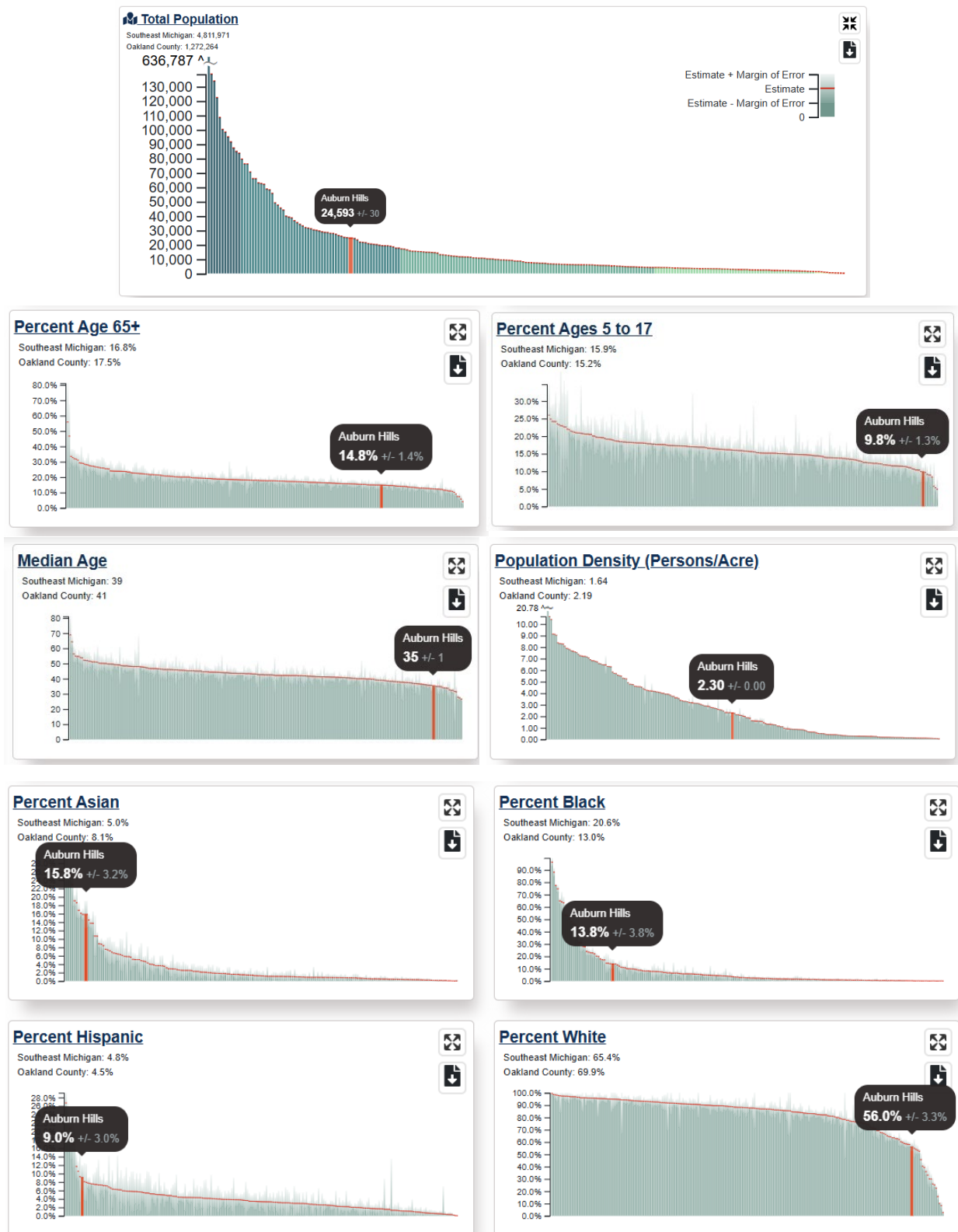


City of Auburn Hills Master Land Use Plan



## Auburn Hills is Comprised of a Diverse Population

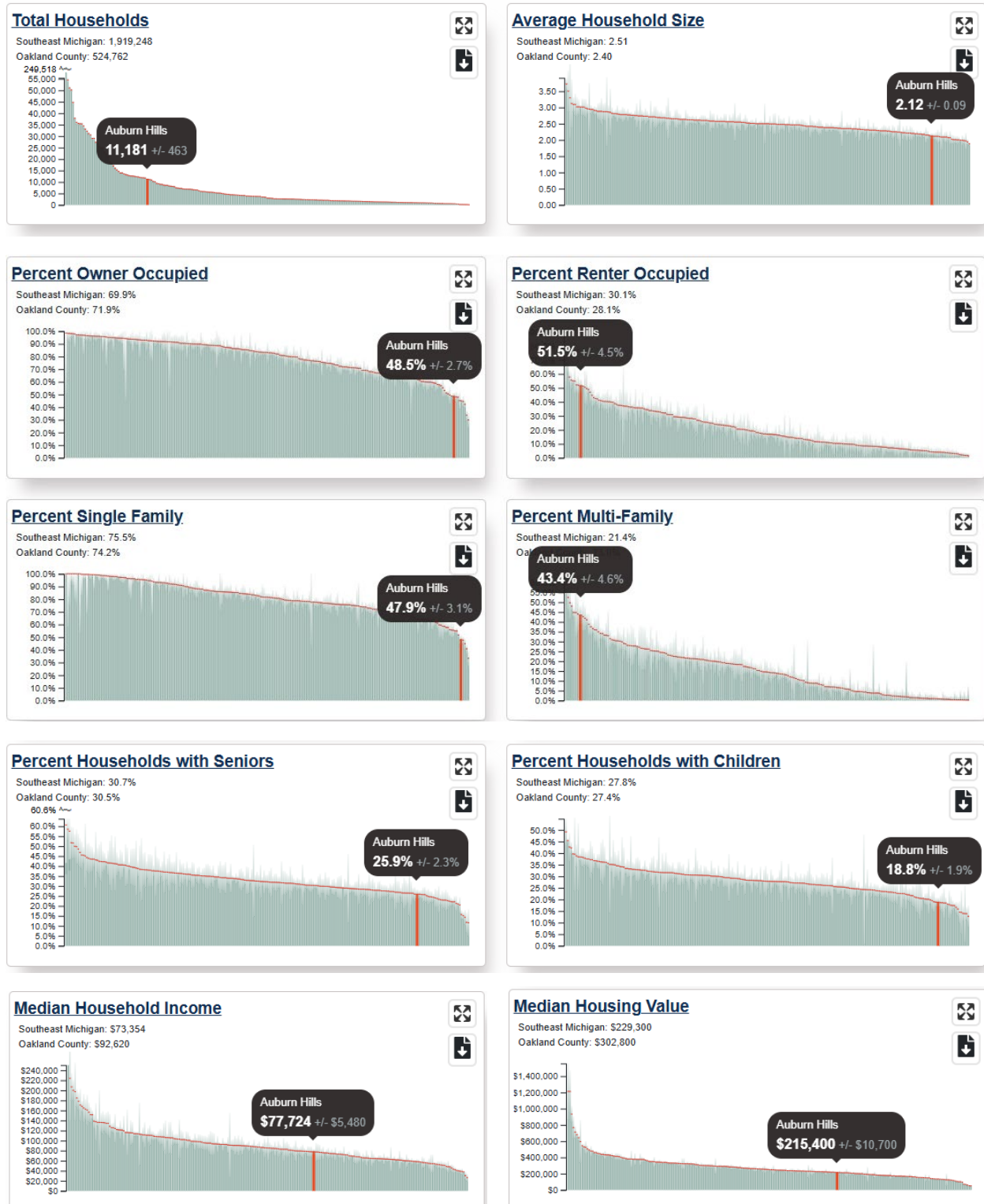
Recent US Census Bureau data (2022) compiled by SEMCOG indicates that Auburn Hills' population is younger, has fewer families with children, is more racially diverse, and is more transient than most municipalities in the region. The graphs below, created by SEMCOG, show how Auburn Hills compares to the 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%
<b>Total Units</b>	<b>4,050</b> (34.8%)	<b>1,555</b> (13.4%)	<b>5,149</b> (44.2%)	<b>885</b> (7.6%)	<b>11,639</b> (100%)	100%
<b>Estimated Population</b> (@2.12 persons per unit)	<b>8,586</b>	<b>3,297</b>	<b>10,916</b>	<b>1,876</b>	<b>24,675</b>	

#### 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
<b>Total Units</b>	4,050 + 543 = <b>4,593</b> (34.4%)	1,555 + 928 = <b>2,483</b> (18.6%)	5,149 + 415 = <b>5,564</b> (41.6%)	885 – 161 = <b>724</b> (5.4%)	<b>13,364 units</b> (increase of 1,725 units)
	<b>(7,076 combined units)</b> 52.9%		<b>(6,288 combined units)</b> 47.1%		
<b>Estimated Population</b> (@2.12 persons per unit)	<b>9,737</b>	<b>5,264</b>	<b>11,796</b>	<b>1,535</b>	<b>28,332 people</b> (increase of 3,657 people)
	<b>(15,001 combined population)</b> 52.9%		<b>(13,331 combined population)</b> 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

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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%
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%
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<b>Total Units</b>	<b>4,050</b> (34.8%)	<b>1,555</b> (13.4%)	<b>5,149</b> (44.2%)	<b>885</b> (7.6%)	<b>11,639</b> (100%)	100%
<b>Estimated Population</b> (@2.12 persons per unit)	<b>8,586</b>	<b>3,297</b>	<b>10,916</b>	<b>1,876</b>	<b>24,675</b>	



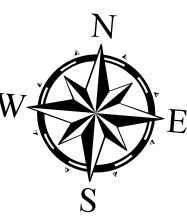


CITY OF  
AUBURN HILLS  
OAKLAND COUNTY,  
MICHIGAN

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

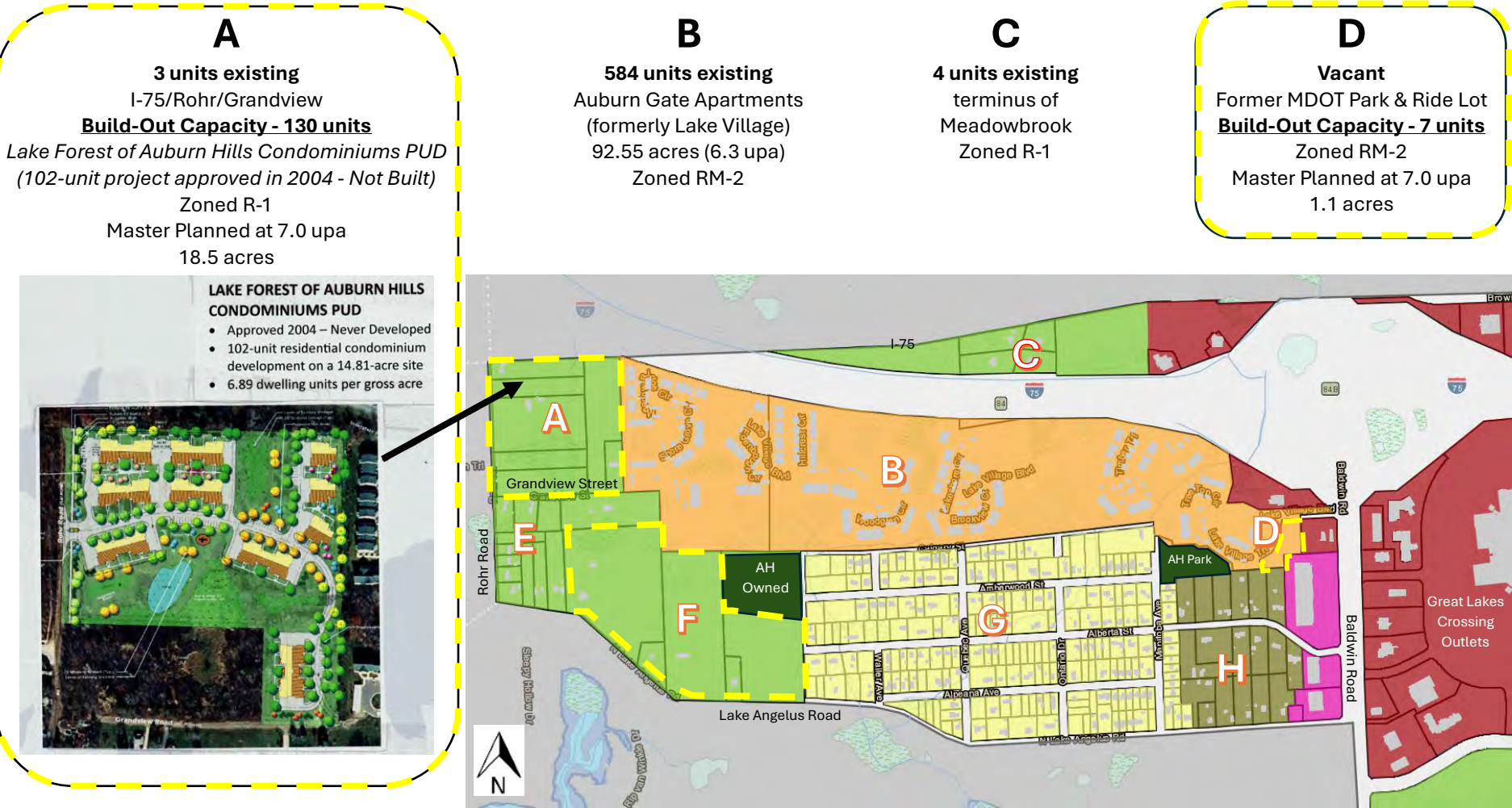
Map Published: January 28, 2025

Downtown  
District

to Adams Rd



Section 1. Northwest Corner/Canadian Neighborhood



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**

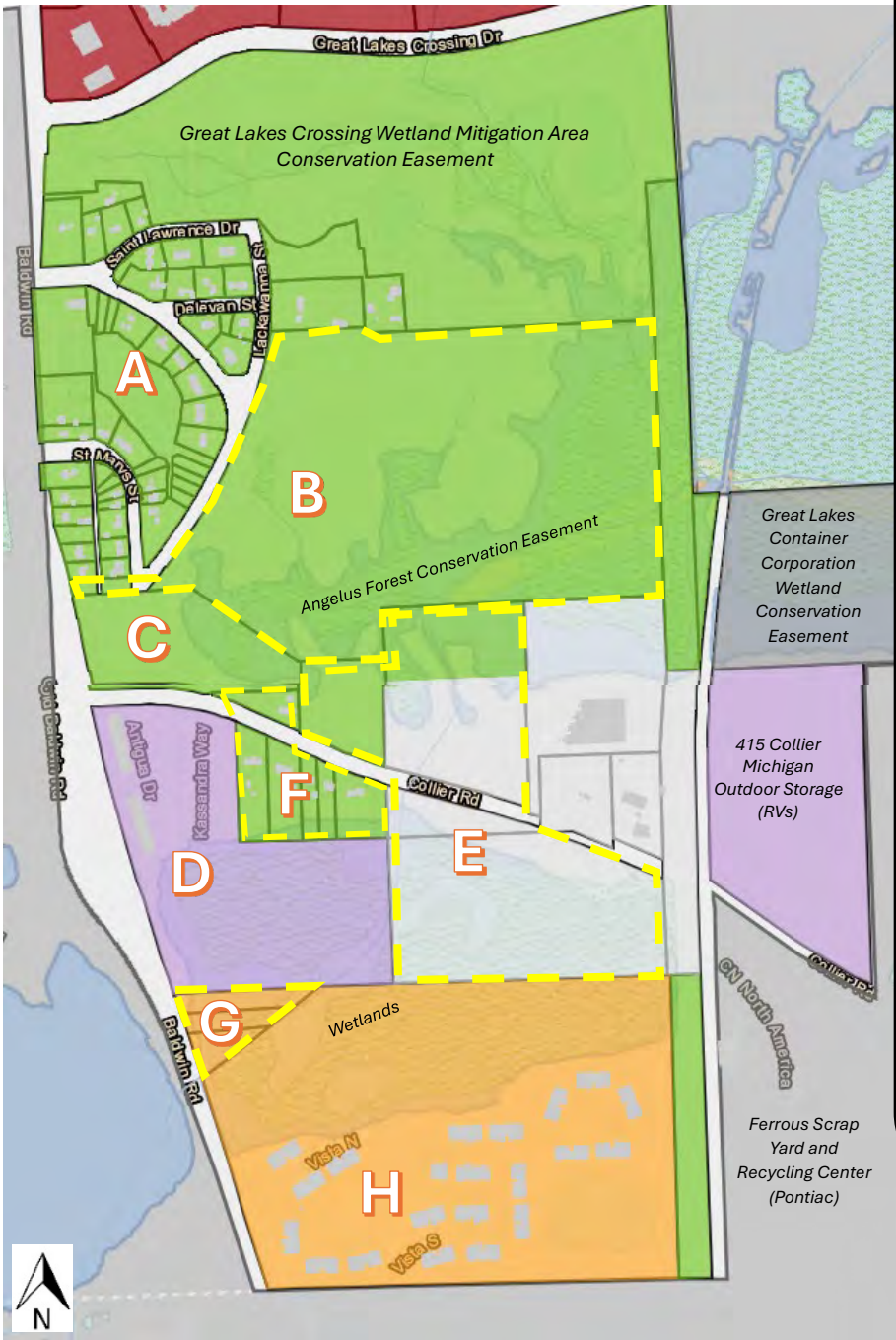
**Vacant**  
**Build-Out Capacity - 84 units**  
Angelus Forest Condominiums PUD  
(84-unit project approved in 2001 – Not Built)  
(Build-out limited by wetlands)  
Zoned R-1/PUD (1.8 upa)  
Master Planned at 2.0 upa  
47.6 acres

**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**

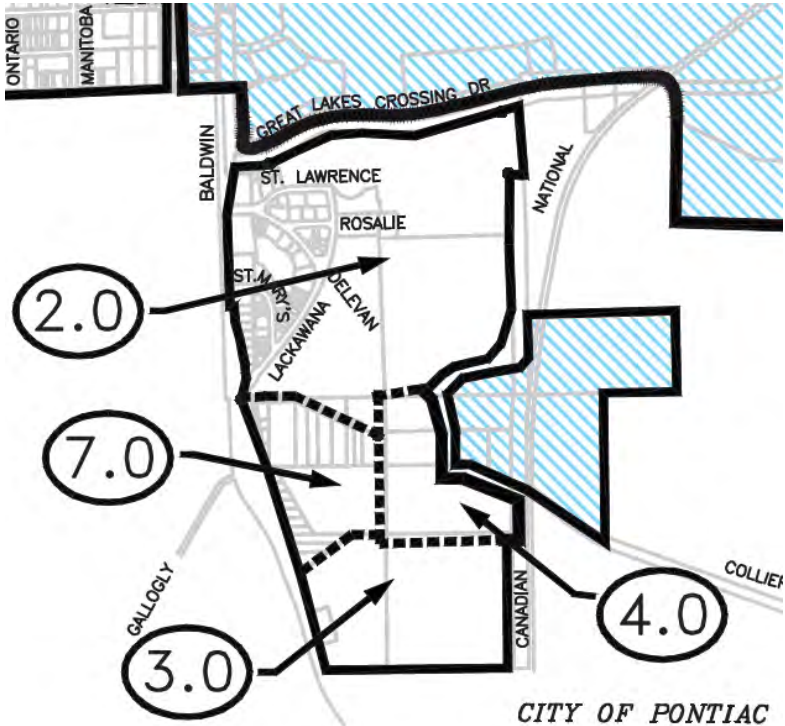
6 units existing  
**Build-Out Capacity - 32 units**  
Collier (both sides)  
Zoned R-1  
Master Planned at 7.0 upa  
4.5 acres

**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

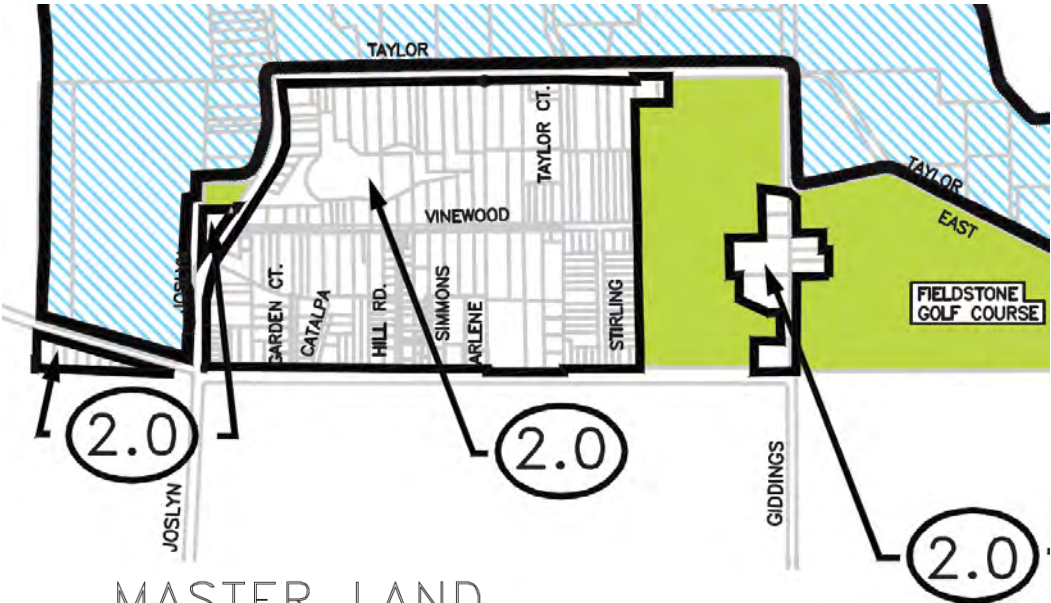
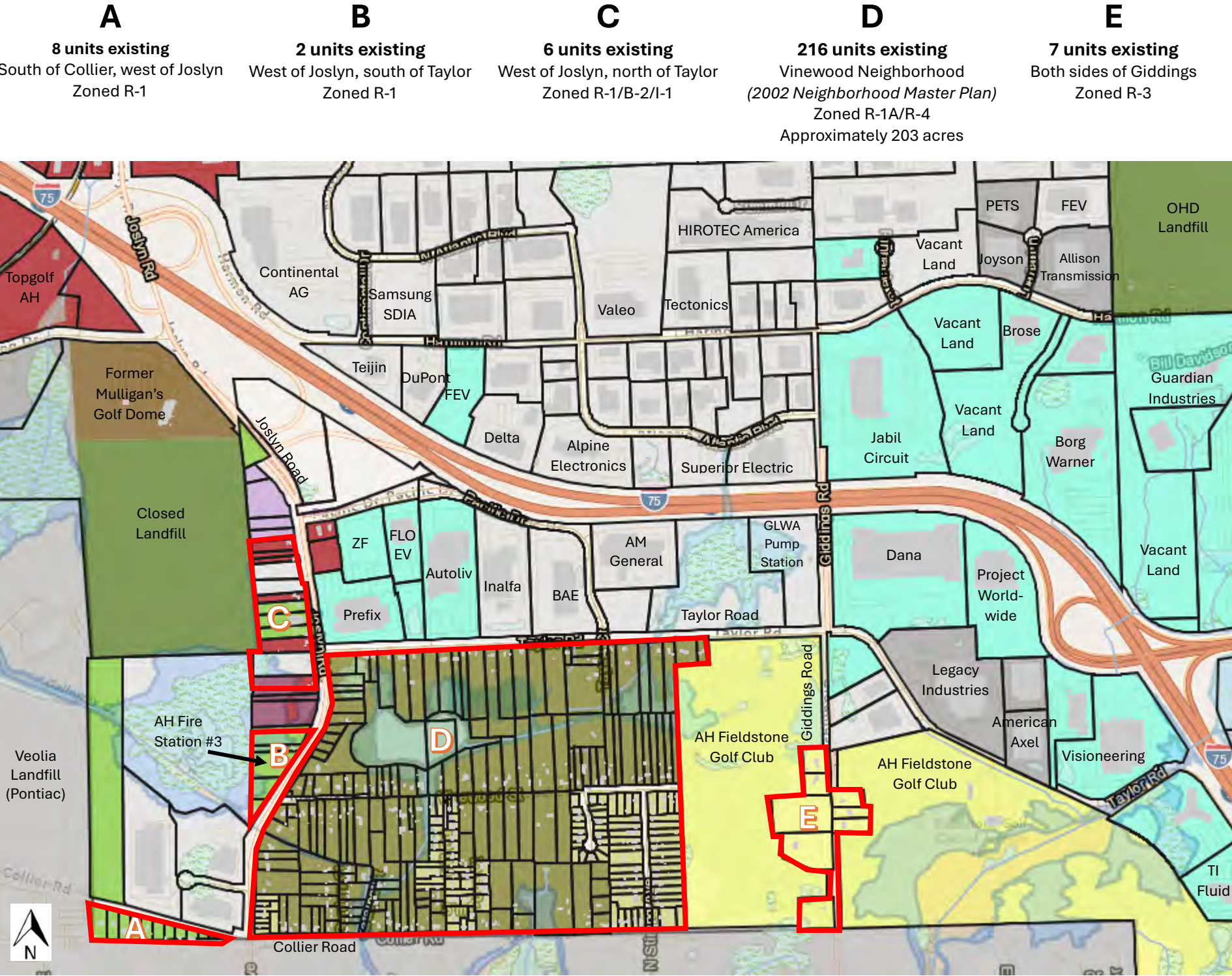
Area 2 - Build-Out Analysis		
Area	Existing Unit Count	Unit Build-Out Scenario
A	41	46
B	0	84
C	0	4
D	81	81
E	0	104
F	6	32
G	0	3
H	123	123
Total Units	251	477 (226 unit increase)

- 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

- XX 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

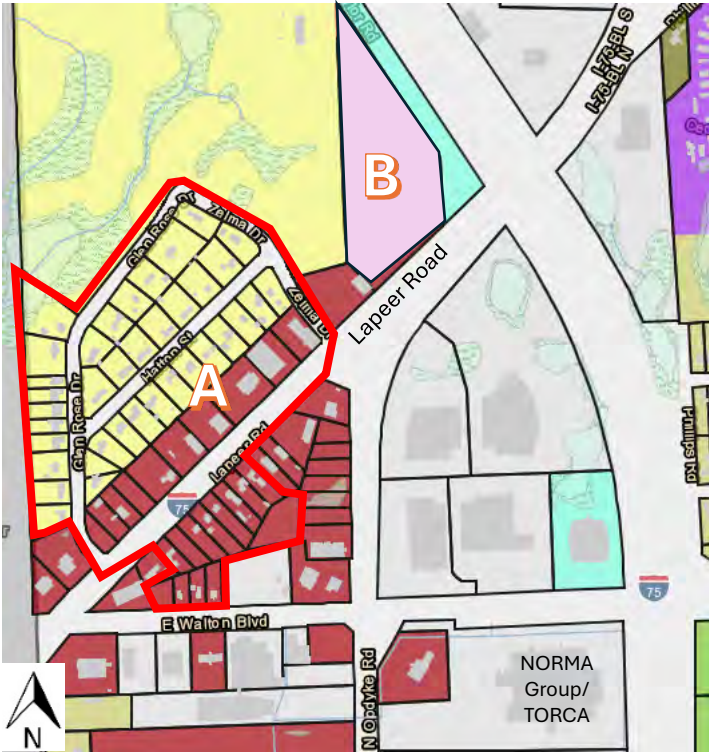
**Map Key**  
Properties unlikely to be consolidated or redeveloped into larger housing developments due to small size, narrow shape, wetlands, or financial feasibility.

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**

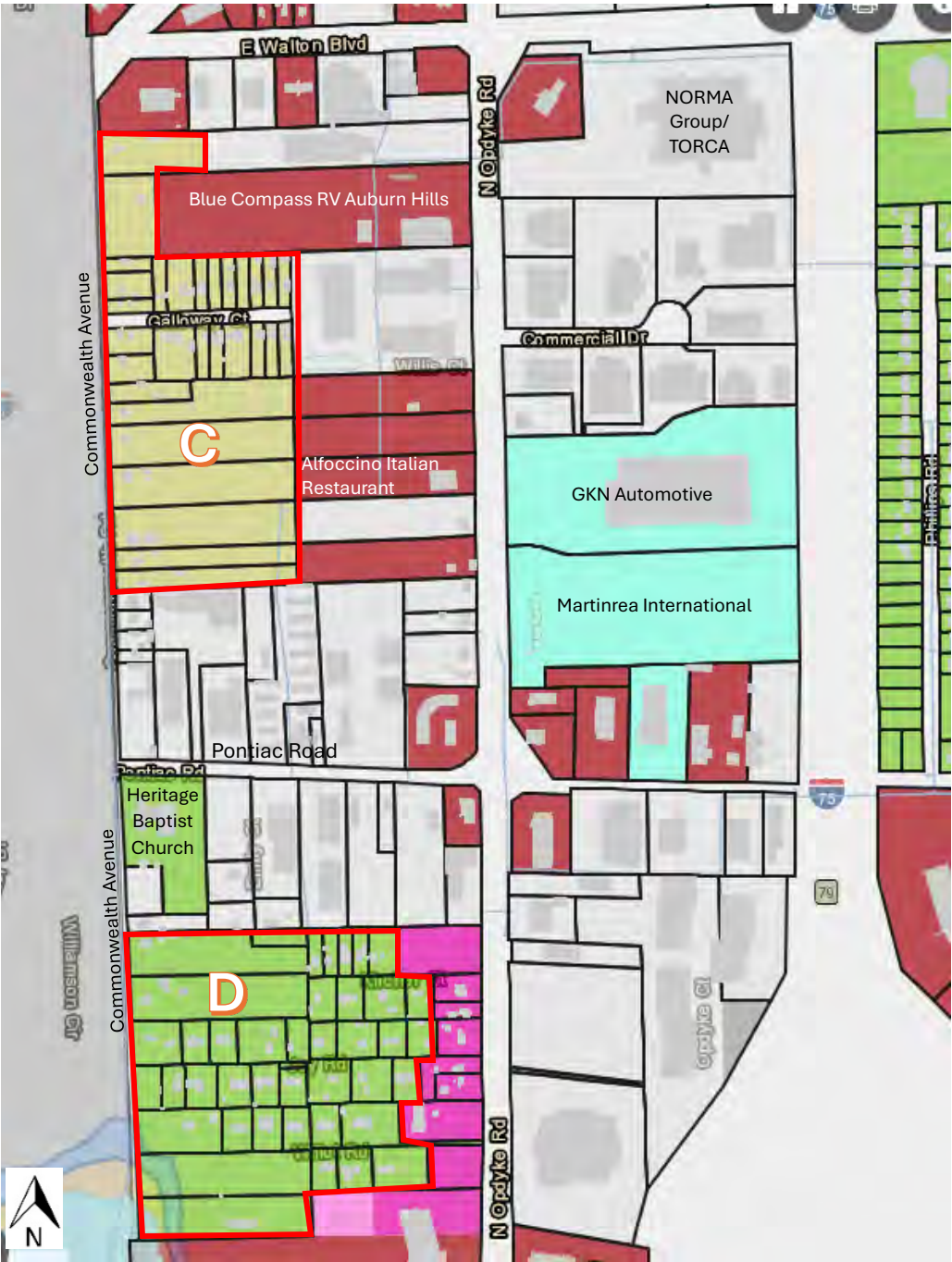
Galloway/Commonwealth Neighborhood  
Zoned R-4
- D**

**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

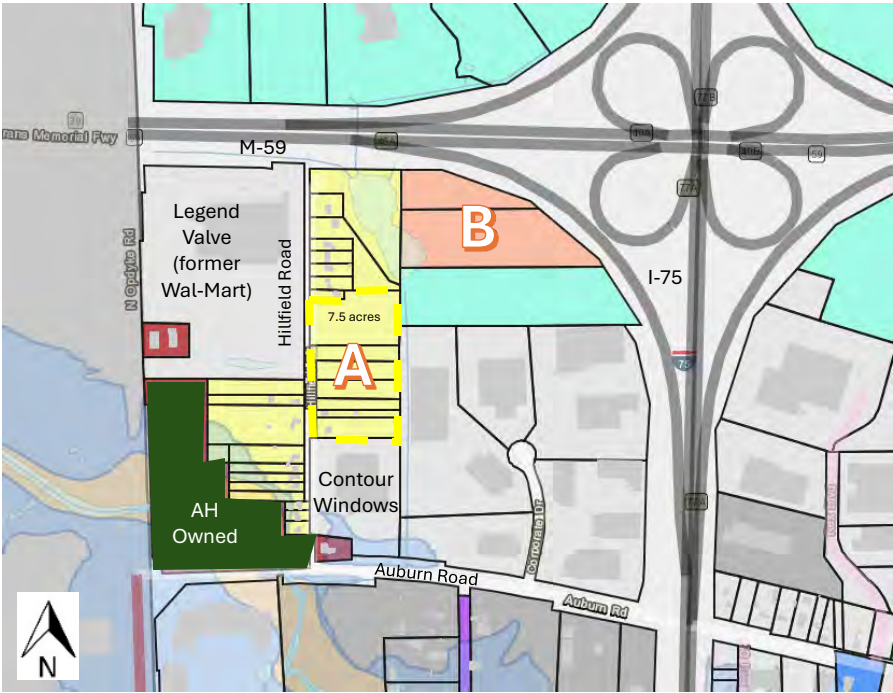
Area 4 - Build-Out Analysis		
Area	Existing Unit Count	Unit Build-Out Scenario
A	47	47
B	124	124
C	28	45
D	38	39
E	16	16
Total Units	253	271 (18 unit increase)

- 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

LAND USE CLASSIFICATIONS

- RESIDENTIAL
- NON-RESIDENTIAL
- PUBLIC

RESIDENTIAL DENSITY PROPOSALS

- XX DWELLING UNITS PER ACRE

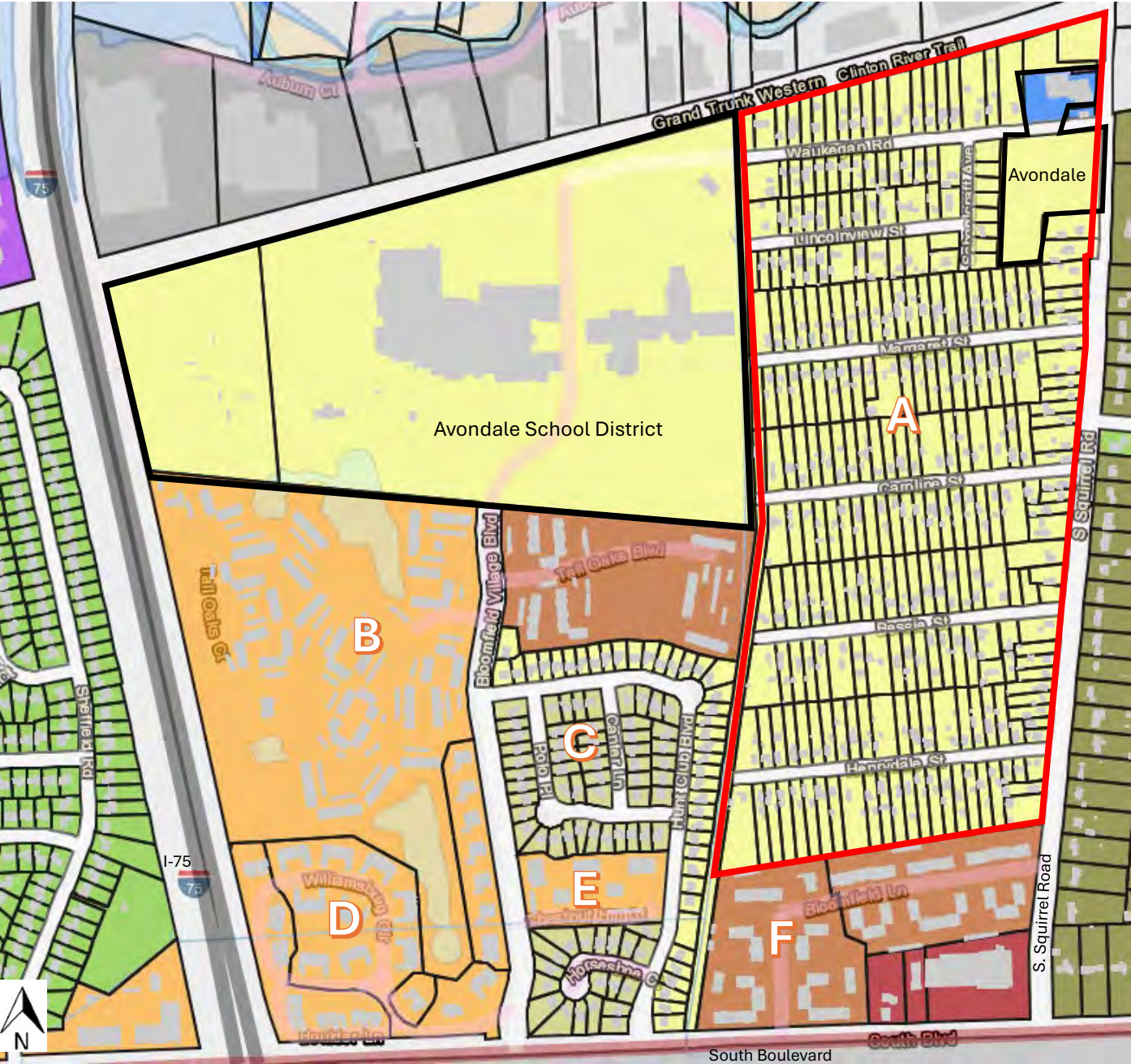
Area 5 - Build-Out Analysis		
Area	Existing Unit Count	Unit Build-Out Scenario
A	18	48
B	0	0
C	228	228
D	71	72
E	533	533
F	60	60
G	108	108
Total Units	1,018	1,049 (31 unit increase)

- 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
- NON-RESIDENTIAL
- PUBLIC

**RESIDENTIAL DENSITY PROPOSALS**

- XX 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 5 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**

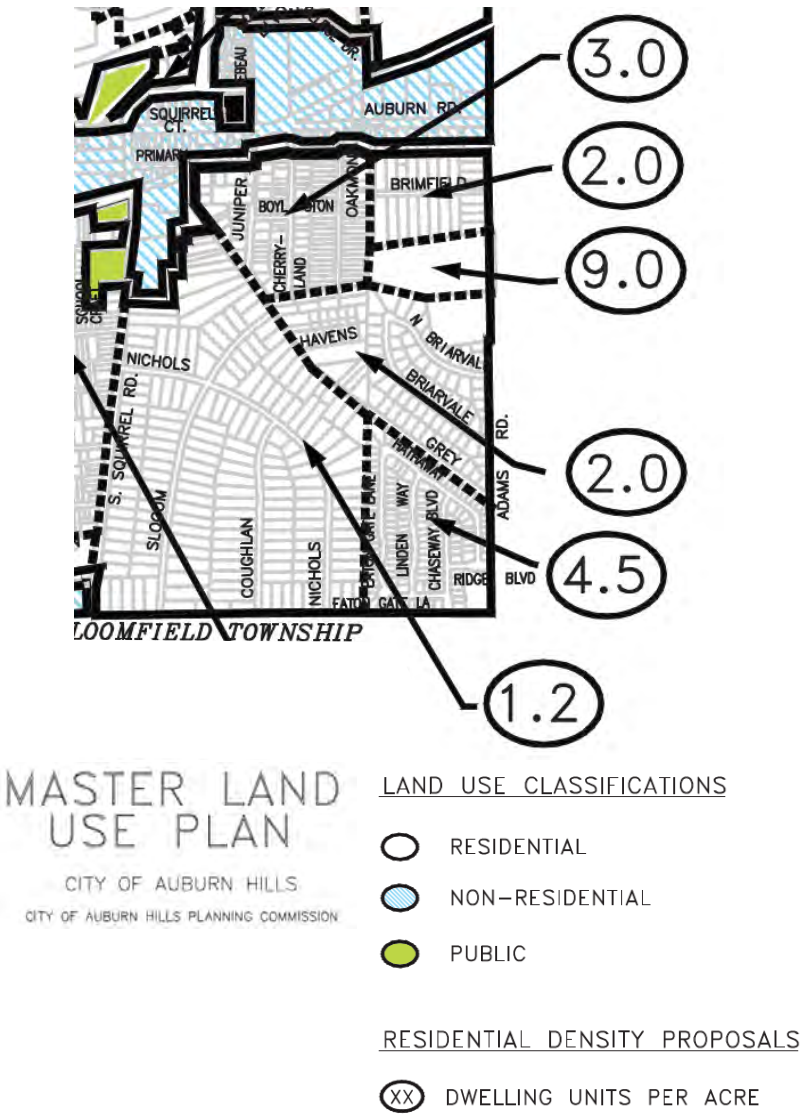
**133 units existing**  
Juniper/Cherryland/  
Oakmont/Primary/Grey  
Zoned R-4
- D**

**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



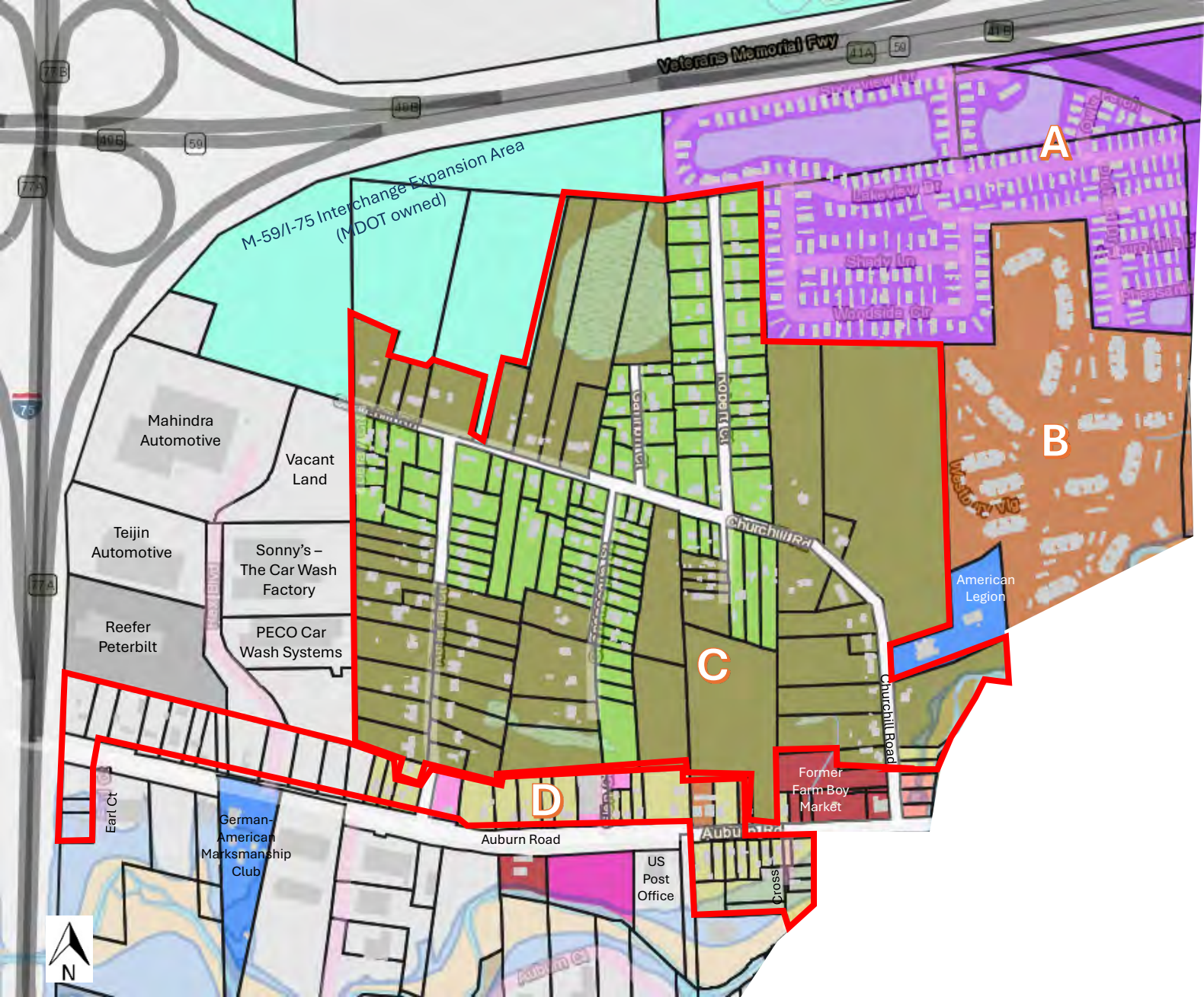
- Summary**
- Potential to add approximately 41 units at build-out
  - Estimated existing population based on current unit count at 2.12 persons per household – 1,509 people
  - Estimated future population based on build-out capacity at 2.12 persons per household – 1,596 people
  - Potential to add 87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



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**RESIDENTIAL DENSITY PROPOSALS**

ⓧ 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.

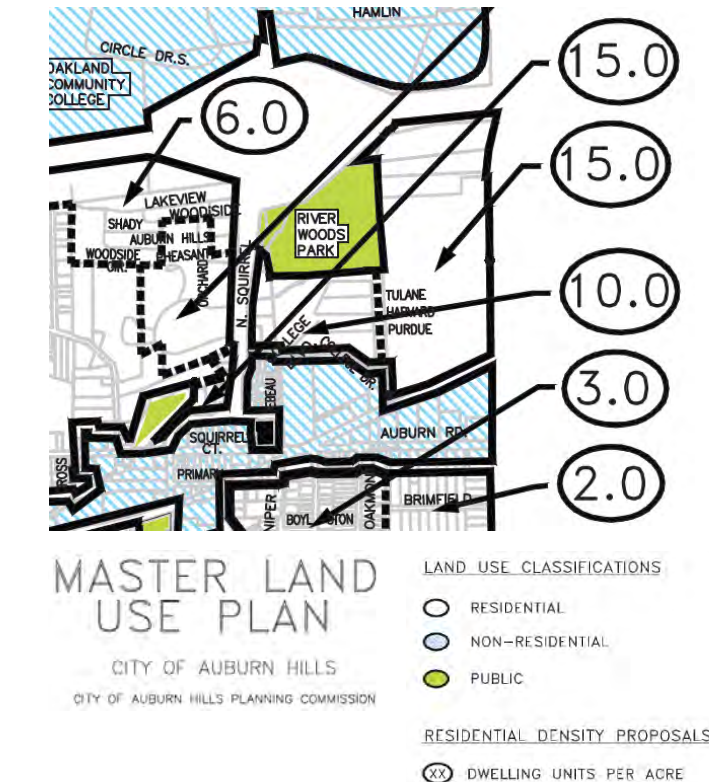
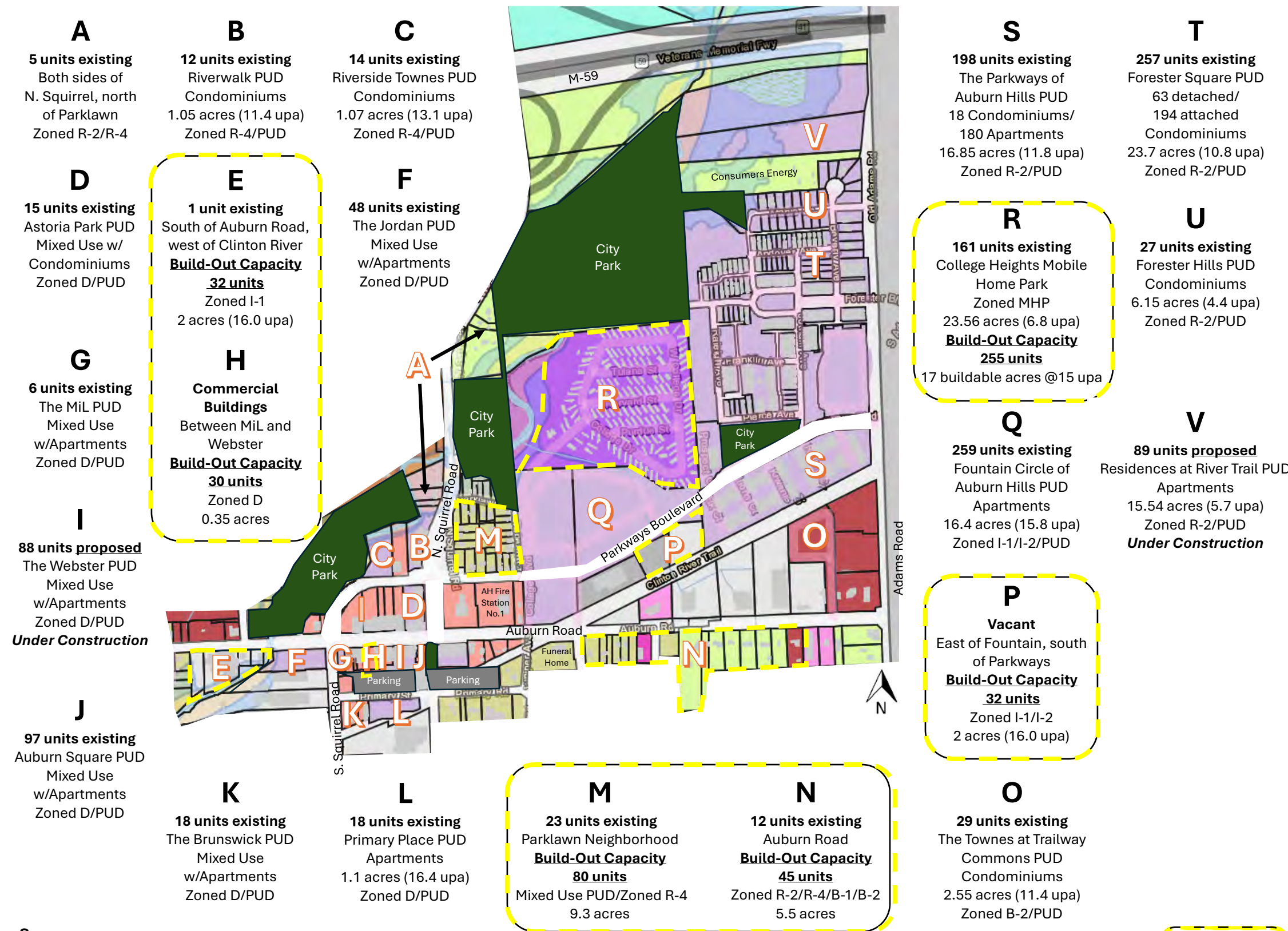
Summary

- 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)

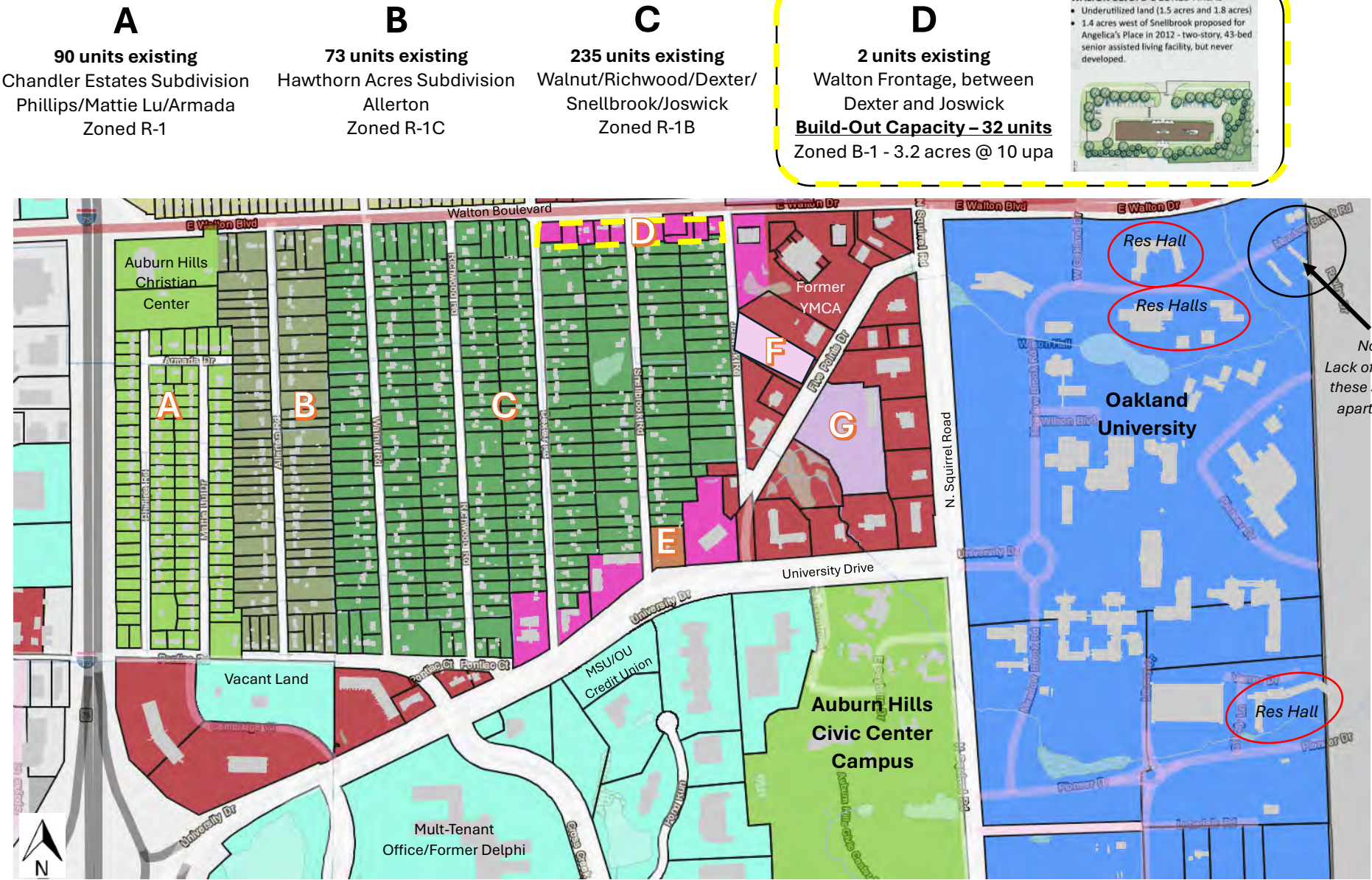
\*Note: 177 units under construction are not counted within the total

- 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

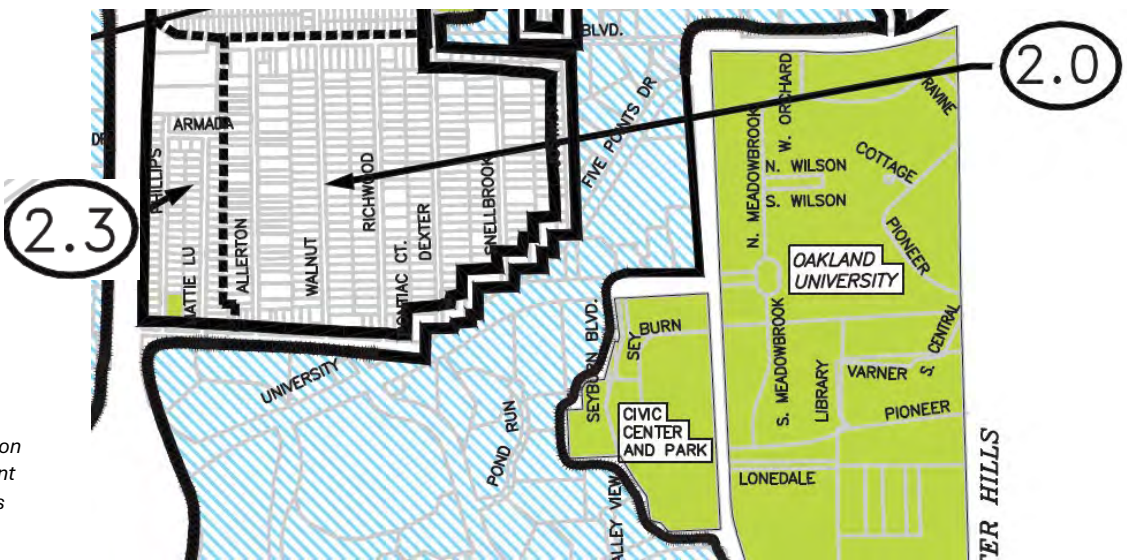


Section 10. University Center Neighborhood/South of Walton



**WALTON BLVD. B-1 ZONED AREAS**

- Underutilized land (1.5 acres and 1.8 acres)
- 1.4 acres west of Snellbrook proposed for Angelica's Place in 2012 - two-story, 43-bed senior assisted living facility, but never developed.



MASTER LAND USE PLAN

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RESIDENTIAL DENSITY PROPOSALS

- ⓧ DWELLING UNITS PER ACRE

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)

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

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

\*Does not including the Oakland University on-campus housing

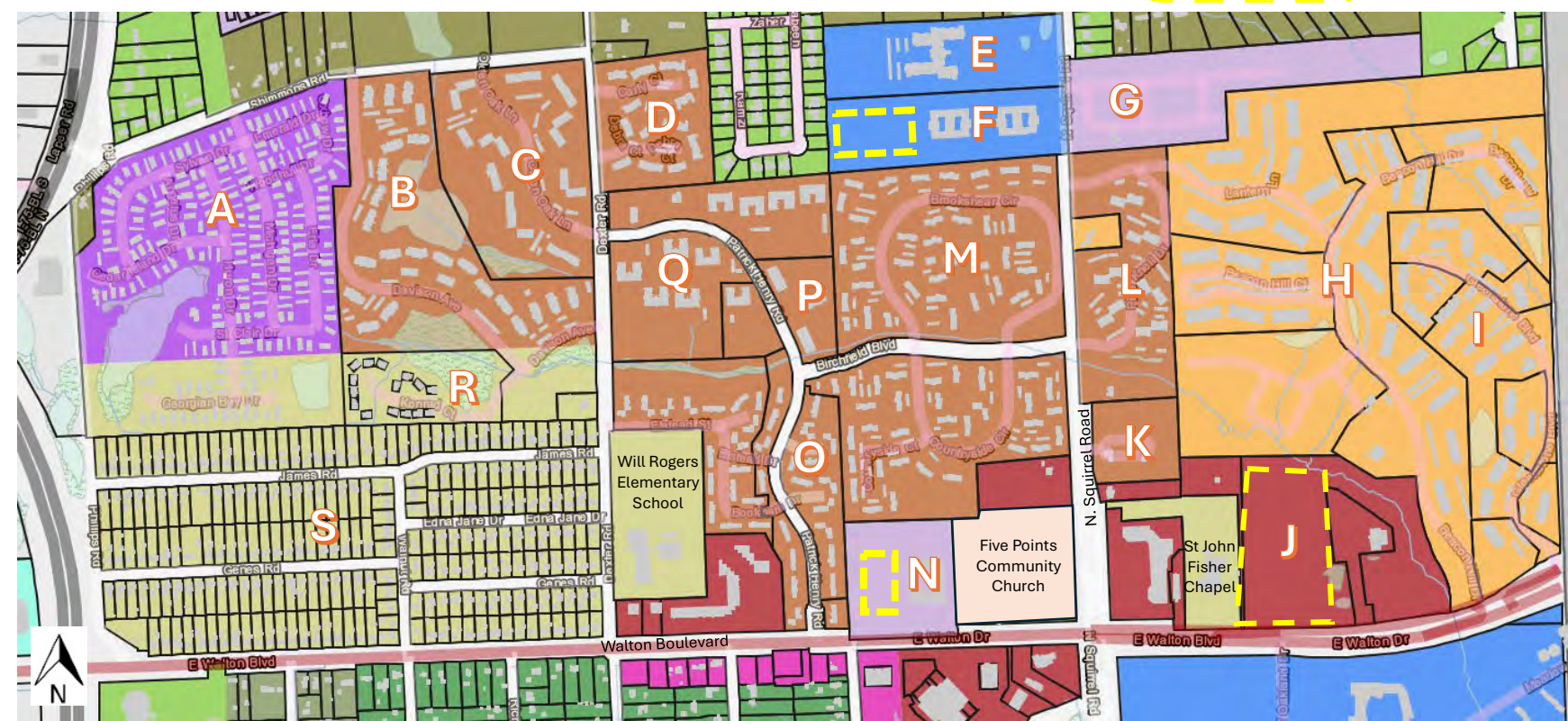
**Map Key**  
Areas where more housing units could feasibly be added



Section 11. University Center Neighborhood/North of Walton



<b>A</b> 238 units existing Lake in the Hills Mobile Home Park 50 acres (4.76 acres) Zoned MHP	<b>B</b> 230 units existing Auburn Ridge Townhomes Condominiums 29 acres (7.9 upa) Zoned RM-1	<b>C</b> 197 units existing Meadowbrook Village Apartments 18.9 acres (10.4 upa) Zoned RM-1	<b>D</b> 96 units existing Meadowbrook Villas Condominiums 9.7 acres (9.9 upa) Zoned RM-1	<b>E</b> 120 units existing Meadows of Auburn Hills Senior Apartments 11 acres (10.9 upa) Zoned SP	<b>F</b> 80 units existing Randall Residence of Auburn Hills Congregate Care <b>Build-Out Capacity - 120 units (w/Phase II)</b> 11 acres (7.3 upa) Zoned SP	<b>G</b> 65 units existing The Reserves of Auburn Hills Condominiums 4.9 acres (4.36 upa) Zoned R-1/ PUD	<b>H</b> 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

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

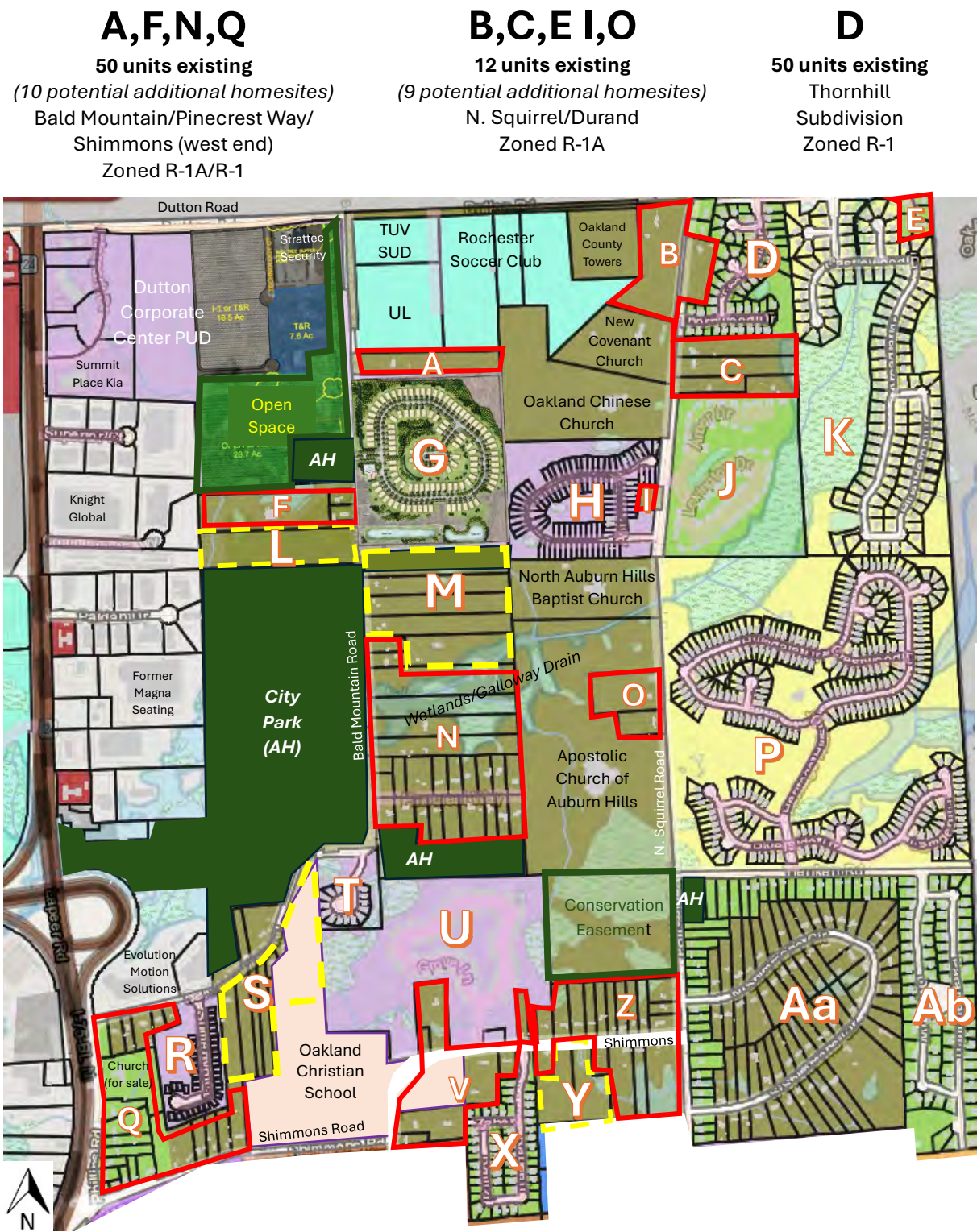
- Summary**
- Potential to add approximately 168 units at build-out
  - Estimated existing population based on current unit count at 2.12 persons per household – 7,395 people
  - Estimated future population based on build-out capacity at 2.12 persons per household – 7,751 people
  - Potential to add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

**A,F,N,Q**  
50 units existing  
(10 potential additional homesites)  
Bald Mountain/Pinecrest Way/  
Shimmons (west end)  
Zoned R-1A/R-1

**B,C,E I,O**  
12 units existing  
(9 potential additional homesites)  
N. Squirrel/Durand  
Zoned R-1A

**D**  
50 units existing  
Thornhill  
Subdivision  
Zoned R-1

**G**  
113 units proposed  
Ridgewood Villas PUD  
(Condominiums)  
Zoned R-1A/PUD -  
Open Space Option  
**Under Construction**

**H**  
88 units existing  
Villa Montclair PUD  
(Condominiums)  
Zoned R-1/PUD

**J**  
94 units existing  
Arbor Cove  
Condominiums  
Zoned R-1

**K**  
131 units existing  
Hawthorn Forest  
Subdivision  
Zoned R-3

**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

**N**  
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

**P**  
281 units existing  
Heritage in The Hills  
Condominiums  
Zoned R-3

**R**  
36 units existing  
Summerlyn PUD  
(Condominiums)  
Zoned R-1A/PUD -  
Open Space Option

**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

**T**  
15 units existing  
Hawk Woods Circle PUD  
(Condominiums)  
Zoned R-1A/PUD –  
Open Space Option

**U**  
124 units existing  
Auburn Grove PUD  
(Condominiums)  
Zoned R-1A/PUD -  
Open Space Option

**V,Z**  
24 units existing  
(No additional  
homesites envisioned)  
Shimmons (east end)  
Zoned R-1A

**X**  
53 units existing  
Shimmons Woodgrove  
Subdivision  
Zoned R-1

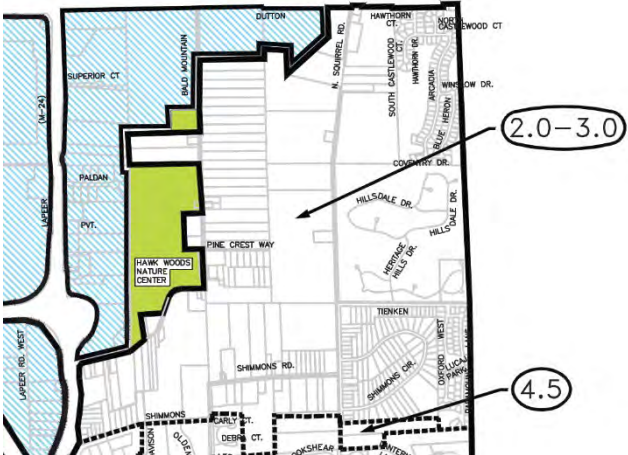
**Y**  
Vacant  
Piper Ridge PUD  
(Condominiums)  
(Submitted in 2023/Not Reviewed)  
**Build-Out Capacity - 23 units**  
Zoned R-1A/PUD –  
Open Space Option (3.0 upa)  
8.0 acres

**Aa**  
88 units existing  
Squirrel Road Estates  
(Shimmons Circle)  
Zoned R-1A/R-1

**Ab**  
72 units existing  
Paramount Estates  
(Condominiums)  
Zoned R-1

**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.



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.*

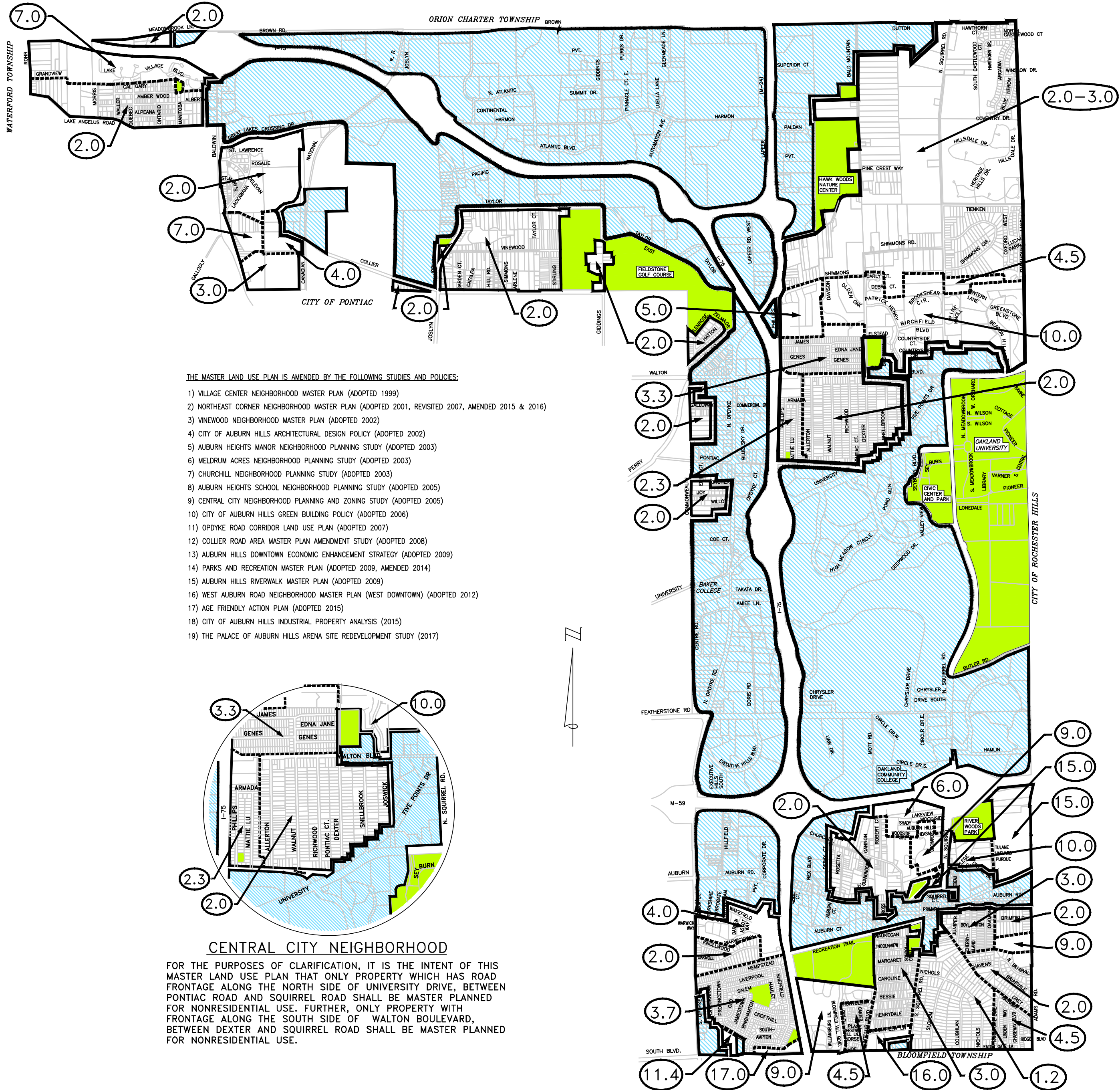
Future Housing Build-Out Projection					
	Detached Single-Family (owner-occupied)	Attached Single-Family (owner-occupied)	Apartment (rental)	Mobile Home	Envisioned Build-Out Scenario based on 2025 study
Total Units	4,050 + 543 = 4,593 (34.4%)	1,555 + 928 = 2,483 (18.6%)	5,149 + 415 = 5,564 (41.6%)	885 – 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.	<b>UNDER CONSTRUCTION</b> - 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.	<b>UNDER CONSTRUCTION</b> - In Downtown Auburn Hills, The Webster PUD mixed-use development.	88
Section 9.	<b>UNDER CONSTRUCTION</b> – West of Old Adams, South of M-59, The Residences at River Trail PUD.	89
Section 10.	<b>UNDER CONSTRUCTION</b> - 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

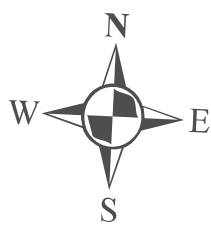
OAKLAND COUNTY,  
MICHIGAN

## 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



2,000 0 2,000 4,000 Feet

0.25 0 0.25 0.5 Miles

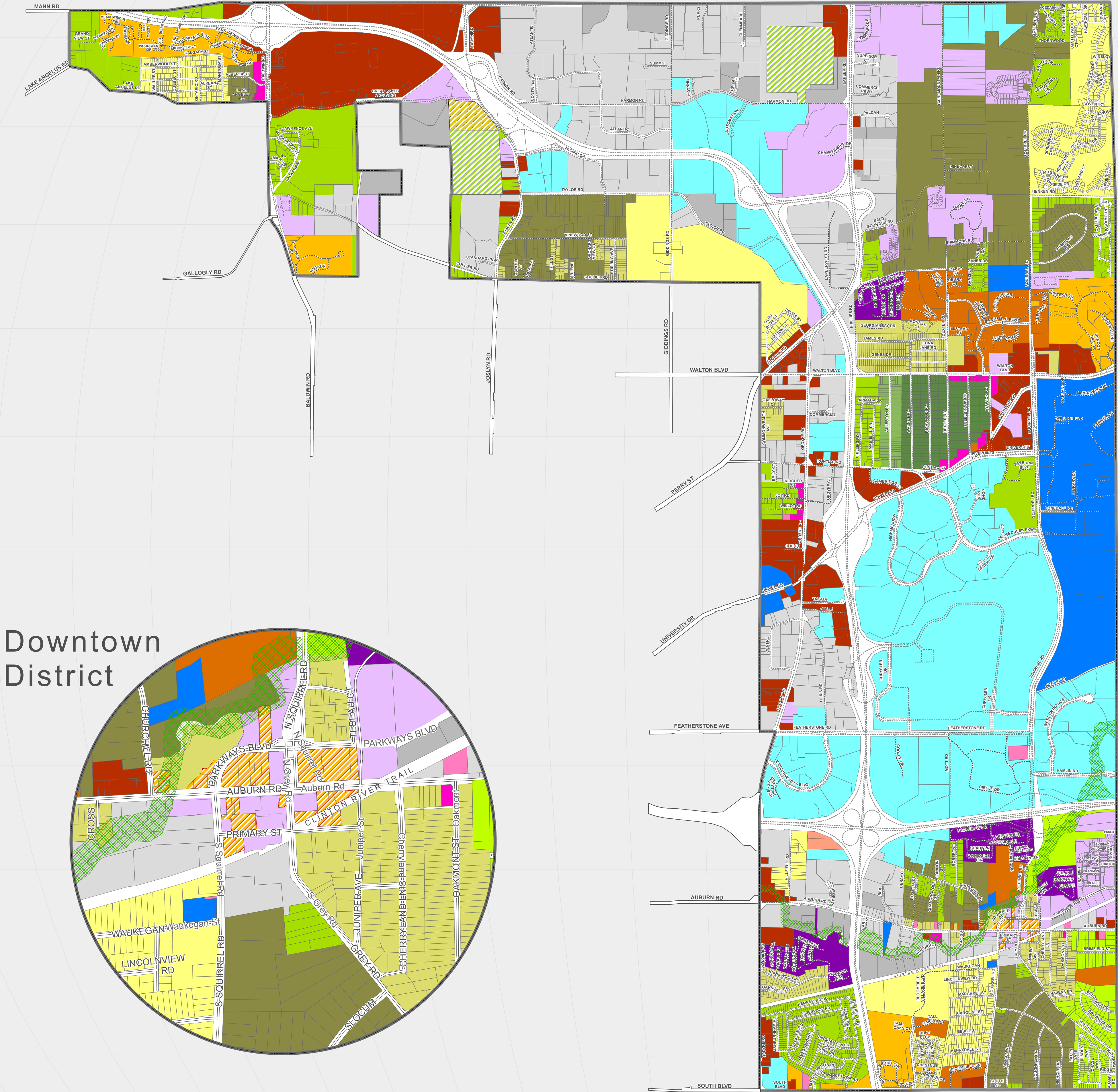


34000 PLYMOUTH ROAD  
LIVONIA, MI 48150  
734.522.6711

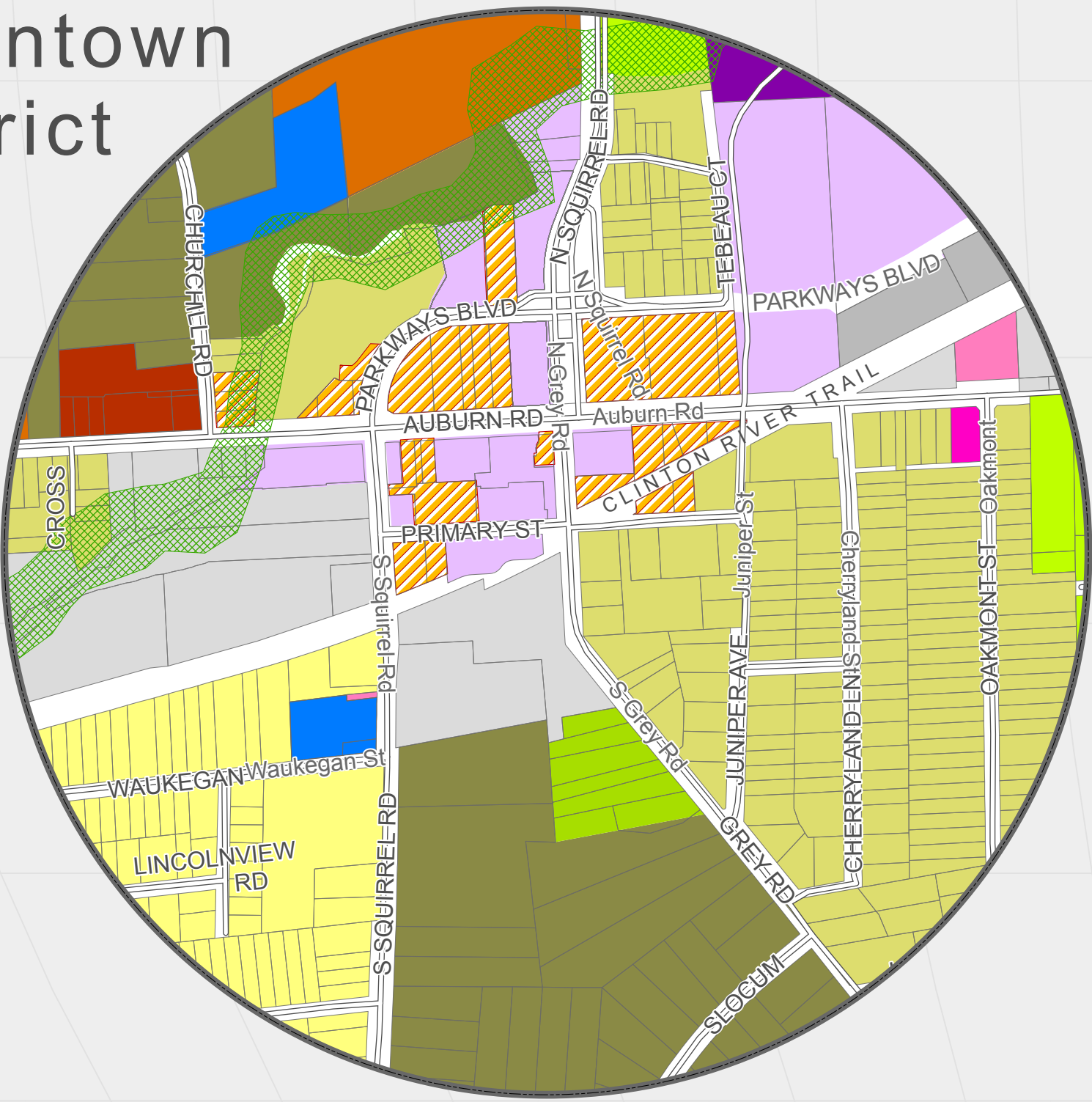
Data provided by OHM, City of Auburn Hills, and Oakland County Open Data Portal. OHM does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the City and all use is strictly at the user's own risk.

PUBLISHED 1/28/2025

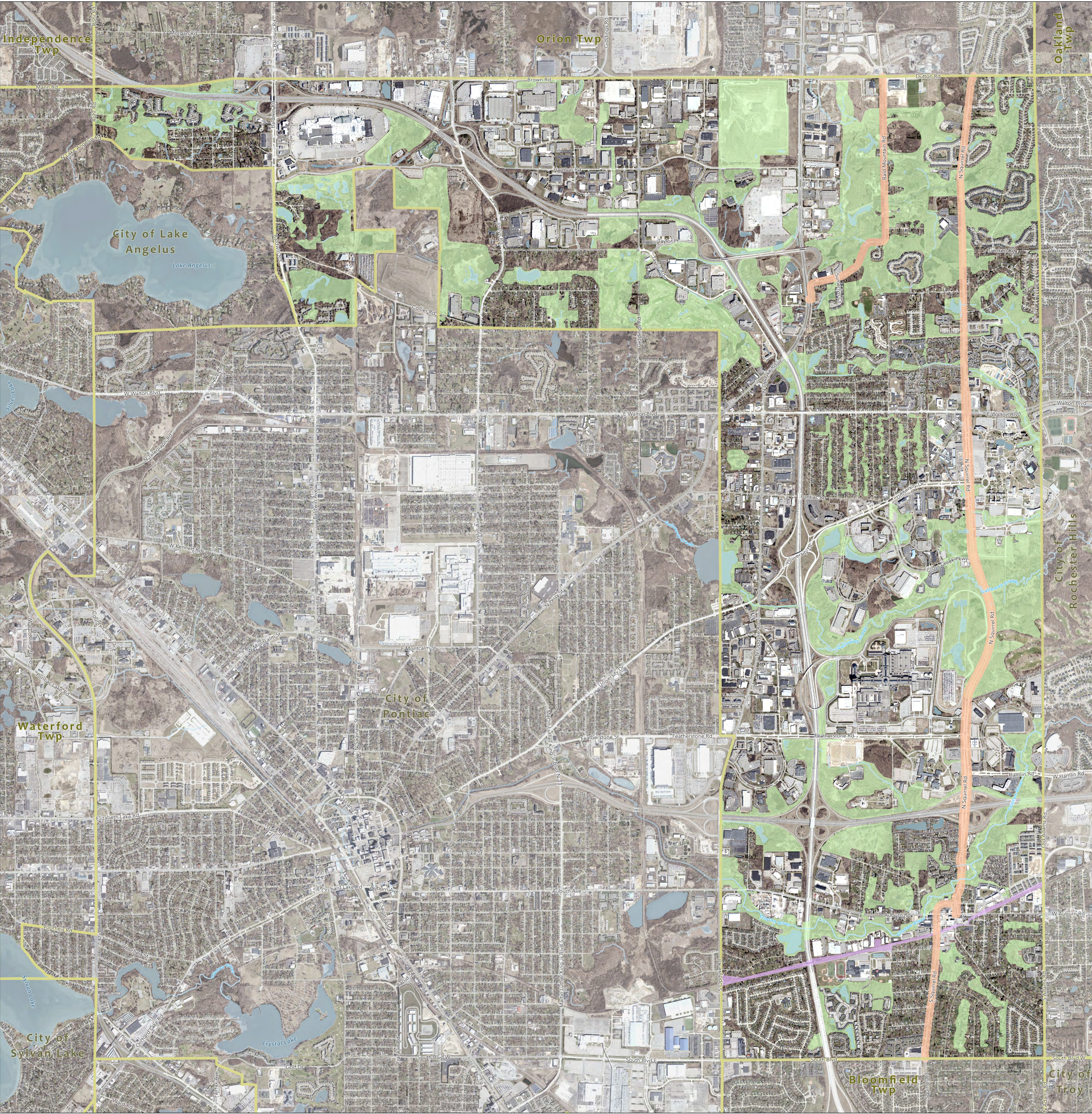
Coordinate System: Michigan South NAD 83 International Feet



### Downtown District

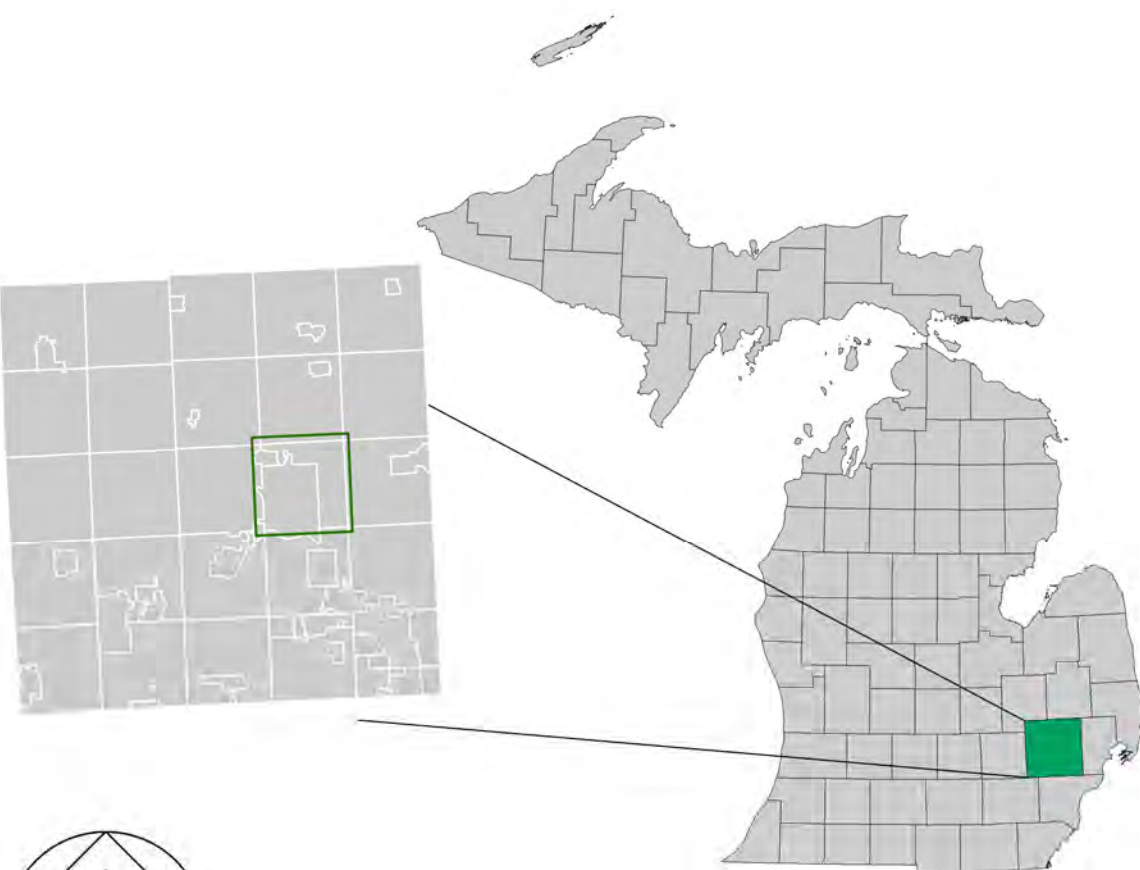









# Green Infrastructure Vision

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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David Coulter, County Executive  
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