

AGENDA



Planning Commission
Wednesday, March 4, 2026 ❖ 6:00 p.m.

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

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

1. MEETING CALLED TO ORDER

2. ROLL CALL OF PLANNING COMMISSION

3. PERSONS WISHING TO BE HEARD (regarding items not on the agenda)

4. APPROVAL OF MINUTES – February 4, 2026

5. PETITIONERS

5a. Auburn Hills Downtown Municipal Parking Lots

PART 1: Public Hearing/Recommendation to City Council for approval of the Rezoning of 3157 Auburn Road from B-2, General Business District to D, Downtown District, or any other appropriate zoning district.

PART 2: Recommendation to City Council for Site Plan approval to construct municipal parking lots on the portion of 3157 Auburn Road immediately adjacent to Auburn Road and on vacant land located at the northeast corner of Churchill Road and Auburn Road.

6. UNFINISHED BUSINESS

7. NEW BUSINESS

8. COMMUNICATIONS

8a. Board and Commission Member Training Session on Open Meetings Act and Roberts Rules of Order – Wednesday, March 25, 2026 at 6:00 p.m. – Council Chamber

9. NEXT SCHEDULED MEETING – Wednesday, April 8, 2026 at 6:00 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, March 16, 2026**. 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

February 4, 2026

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

ROLL CALL: Present: **Carolyn Shearer, Darlene MacMillan, Jack Ferguson, Raymond Saelens, Dominick Tringali, Cynthia Pavlich, Dominic Patrus, Sam Beidoun**
Absent: None
Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang
Guests: Two

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

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – December 10, 2025

Moved by Pavlich to approve the minutes of December 10, 2025.

Second by Patrus.

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

5. PETITIONERS

Chairperson Beidoun shared the public hearing procedure and the steps the Commission will follow.

5a. Concraft, Inc. (7:03 p.m.)

Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit approval to allow for the outside and overnight storage of commercial vehicles.

Mr. Beidoun opened the public hearing at 7:04 p.m.

Mr. Cohen confirmed that the hearing documents are in order and that no communications had been received regarding the petition.

Mr. Cohen stated that this is a request from Concraft, Inc. for a Special Land Use Permit to allow for the outside and overnight storage of up to fourteen (14) commercial vehicles on the property located at 4225 N. Atlantic Blvd. The vehicles will be screened from view of the roadway by the company's 34,961-square-foot building. The parcel is 2.01 acres and zoned I-1, Light Industrial.

Concraft, Inc. is a property restoration company for homeowners and business owners throughout southeast Michigan. They provide 24/7 emergency response for their customers, including securing buildings after damage from floods, storms, vehicles and fire. They previously received similar Special Land Use permits in 2005 and 2022 for the outdoor storage of commercial vehicles at their former location at 1171 Centre Road. The company moved to 4225 N. Atlantic Blvd. in early 2024.

Nick Crimando, Concraft, Inc., 4225 N. Atlantic Blvd., Auburn Hills, MI 48326 was available to answer any questions of the Commission.

The Commission asked about the following:

1. The size of the building;
2. Whether the vehicles could be stored in the building;
3. Type of restoration activities;
4. Whether items are wrapped;
5. How many customers there are at any one time;

6. The number of vehicles currently stored outside;
7. Compliance history at the previous site;
8. The size of the crates;
9. Are the vehicles stored outside empty.

Mr. Crimando explained that the building is approximately 35,000 square feet. The contents are stored in 10'x10' or 9'x13' crates, which are not easy to move around. Parking the vehicles inside would not leave room for the storage crates. Mr. Crimando also explained that there is a room dedicated for restoration of the contents of the crates. That room is approximately 20'x25' and is used to work on the contents. The odd-shaped items (i.e. couches, chairs, etc.) are wrapped to protect them. Concraft handles approximately 1,000 customers per year, and the number at any one time varies. There were twelve (12) vehicles stored outside under the 2022 agreement. The number of vehicles has increased over the span of the previous two agreements. In 2002, there were four (4) vehicles stored outside. The company has been very successful. Mr. Crimando confirmed that the trucks stored outside are empty.

Mr. Cohen stated that Concraft has a good track record with the City. Any issues Code Enforcement has observed over the years have been addressed promptly.

There being no public comments, Mr. Beidoun closed the public hearing at 7:12 p.m.

Moved by Ferguson to recommend to City Council the approval of the Special Land Use Permit for Concraft, Inc., to allow for the outside and overnight storage of fourteen (14) commercial vehicles at 4115 N. Atlantic Blvd., subject to the representations made by the company and the conditions of the City's Administrative Review Team. This permit is non-transferable and shall expire if Concraft, Inc. vacates or ceases operations on the property.

Second by Saelens.

VOTE:

Yes: Pavlich, Saelens, MacMillan, Shearer, Patrus, Tringali, Ferguson, Beidoun

No: None

Motion Carried (8-0)

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS

7a. Discussion (Potential Motion) – Amend the By-Laws to start future meetings at 6:00 p.m.

Moved by Shearer to amend the City of Auburn Hills Planning Commission By-Laws, Article 4. Section 1. to change the meeting time to 6:00 p.m.

Second by Pavlich.

VOTE:

Yes: Saelens, MacMillan, Shearer, Patrus, Tringali, Ferguson, Pavlich, Beidoun

No: None

Motion Carried (8-0)

8. COMMUNICATIONS

Mr. Cohen shared information regarding potential matters coming before the Planning Commission in the next few months.

9. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, March 4, 2026 at 6:00 p.m. in the Auburn Hills Council Chambers.

10. ADJOURNMENT

There being no further business, Chairperson Beidoun adjourned the meeting at 7:31 p.m.

Submitted by:

Susan McCullough, MiPMC III, CMC

Recording Secretary

To: Chairperson Sam Beidoun and the Planning Commission
From: Steven J. Cohen, AICP, Director of Community Development
Submitted: February 25, 2026
Subject: Auburn Hills Downtown Municipal Parking Lots

- PART 1:** Public Hearing/Recommendation to City Council for approval of the Rezoning of 3157 Auburn Road from B-2, General Business District to D, Downtown District, or any other appropriate zoning district.
- PART 2:** Recommendation to City Council for Site Plan approval to construct municipal parking lots on the portion of 3157 Auburn Road immediately adjacent to Auburn Road and on vacant land located at the northeast corner of Churchill Road and Auburn Road.

INTRODUCTION AND HISTORY

This is a City-initiated proposal to establish two new public parking lots to serve Riverside Park and Downtown Auburn Hills. The proposal includes a request to rezone the former Farm Boy property at 3157 Auburn Road from B-2, General Business District to D, Downtown District. It also includes a site plan for a total of 111 parking spaces, with 91 spaces on the portion of the former Farm Boy property adjacent to Auburn Road and 20 spaces on vacant land at the northeast corner of Churchill Road and Auburn Road.



Aerial Photo

Illustrated Site Plan



INTRODUCTION AND HISTORY

The City has conducted studies evaluating existing and future parking needs in Downtown Auburn Hills and its surrounding public spaces, which have demonstrated a need for additional public parking. These two proposed parking lots are part of the City’s long-term plan to add municipal facilities to address current and anticipated parking demand. The Downtown Development Authority (DDA) and/or the Tax Increment Finance Authority (TIFA) will fund the project.

Consistent with the City’s Master Plan, the new parking lots are designed as a western extension of Downtown Auburn Hills and will feature extensive landscaping and a decorative streetscape along Auburn Road to create an attractive, pedestrian-friendly appearance.

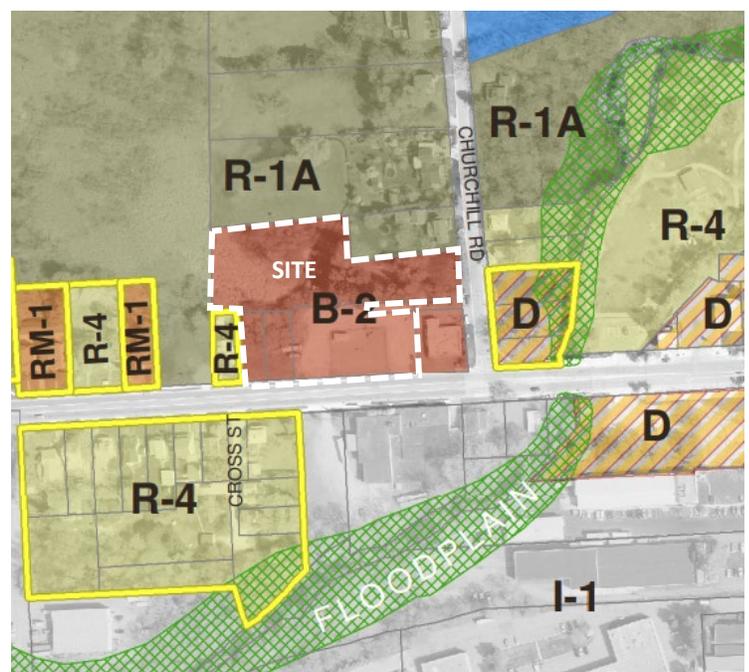
PART 1 – REZONING OF 3157 AUBURN ROAD (A.K.A., FARM BOY PROPERTY)

This is a request from the City of Auburn Hills to rezone 2.38 acres (Sidwell Nos. 14-25-351-024, 025, 026, and 033) from B-2, General Business District to D, Downtown District. The property is located at 3157 Auburn Road.

	Existing Land Uses	Master Plan Designation	Existing Zoning
North West	Single-Family Homes Vacant and Single-Family Home	Residential Non-Residential and Residential	R-1A R-4 and R-1A
East	Auto Repair Shop, Vacant, and Single-Family Homes	Non-Residential and Residential	B-2, D, and R-4
South	Vacant and Single-Family Homes	Non-Residential and Residential	I-1 and R-4



Master Plan



Zoning

The Adopted City of Auburn Hills Master Land Use Plan depicts the subject parcel as “Downtown Mixed Use.” Therefore, based on the Adopted Plan, we recommend Approval of the rezoning from B-2, General Business District, to D, Downtown District.

PART 2 – SITE PLAN

The site plan depicts a total of 111 parking spaces, with 91 spaces on the portion of the former Farm Boy property adjacent to Auburn Road and 20 spaces on vacant land at the northeast corner of Churchill Road and Auburn Road

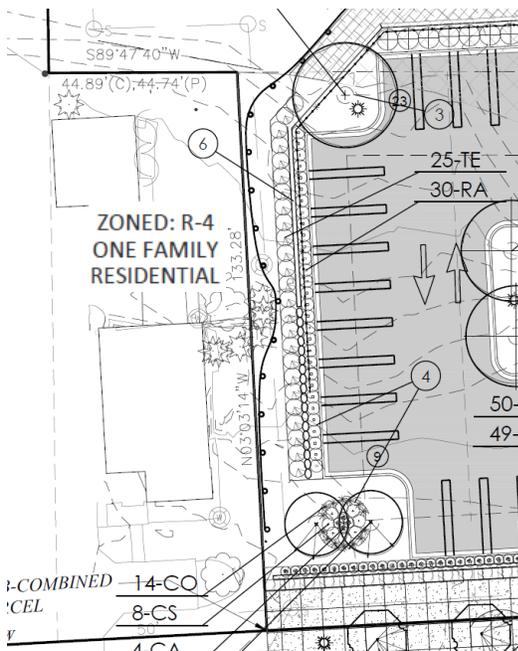
KEY ISSUES

1. **Signs for American Legion Post 143.** This project has been designed to accommodate the existing pole sign and temporary sign used by the American Legion under its December 2000 agreement with the City. The City will work with the American Legion to explore redesigning the signage to better align with the aesthetics of the Downtown streetscape, which is being extended into this area.

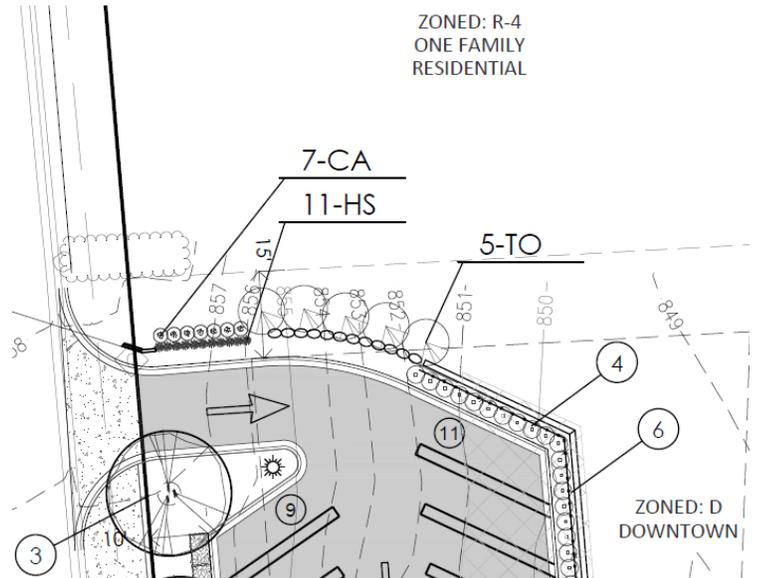


Photos of the American Legion Signs

2. **Buffering for Adjacent Residential Properties and Mitigating Vehicle Headlight Glare.** The City’s design includes extensive landscaping to buffer the adjacent residential properties from the proposed parking lots. In addition, a 3-foot-tall decorative wall with a fieldstone veneer, along with supplemental shrubs, will be installed along Auburn Road.



Buffering of home to the west of the proposed 3157 Auburn Road parking lot



Buffering of the home north of the proposed Churchill Road parking lot

STAFF RECOMMENDATION

Please be advised that the City's Administrative Review Team has reviewed this project and recommended approval.

Staff recommend Approval of the Site Plan and offer the following discretionary findings of fact:

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
 - a) All requirements and standards of the Zoning Ordinance and other City Ordinances can be met.
 - b) Safe, convenient vehicular ingress/egress has been depicted; primary access for the west lot will be to Auburn Road, and the east lot will be to Churchill Road.
 - c) Traffic circulation features within the site avoid common traffic problems and can promote safety.
 - d) A satisfactory and harmonious relationship will exist between the proposed development and the surrounding area.
 - e) The proposed use will not have an unreasonable, detrimental, or injurious effect upon the natural characteristics of the subject parcel or the adjacent area.
3. 111 parking spaces are depicted.
4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (6 are required, and 6 are provided). Two spaces will be van accessible.
5. Greenbelts will be provided.
6. Landscape requirements will be met, and calculations have been submitted.
7. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. The light poles will match the Downtown's existing decorative single-head LED luminaire streetscape lighting.
8. An Administrative Tree Removal Permit is required – 5 replacement trees are required, and 30 replacement trees are proposed.
9. Two electric vehicle charging station spaces will be provided in the 3157 Auburn Road parking lot. The City will install a dual Level 2 charging station to serve the two spaces.

RECOMMENDED ACTIONS

Part 1 - Move to recommend to City Council approval of the Rezoning of 3157 Auburn Road from B-2, General Business District to D, Downtown District.

Part 2 - Move to recommend to City Council approval of the Site Plan for the Auburn Hills Downtown Municipal Parking Lots subject to the conditions of the City's Administrative Review Team.



DEVELOPMENT APPLICATION

PLEASE CHECK YOUR REQUESTED REVIEW:

SITE PLAN
 TREE REMOVAL PERMIT
 SPECIAL LAND USE PERMIT(S)
 LAND DIVISION LAND EXCHANGE
 SUBDIVISION
 PLAN UNIT DEVELOPMENT (STEP 1/STEP 2/ COMBINED)
 REZONING B-2 TO D
 ZBA VARIANCE OR INTERPRETATION
 OTHER: _____

CITY USE ONLY

ADDRESS: 3157 Auburn / 3211 Auburn
 DATE RECEIVED: 1-05-26
 FEES PAID: 0
 SP #: 260003
 PUD#: _____
 SLU #: _____
 LD/LE/SUB#: _____
 RZ#: 260001
 ZBA #: _____
 PTR#: _____

PROJECT NAME Auburn Hills Downtown Municipal Parking Lots			
GENERAL PROJECT LOCATION 3157 Auburn Road and 3211 Auburn Road			
PARCEL SIZE	ZONING B-2 & D	BUILDING SIZE (SQ FT) N/A	
PROJECT DESCRIPTION Construct two municipal parking lots on seven parcels			
SIDWELL NUMBER(S) 14-25-351-024,025,026 and 033 14-25-352-003, 004 and 005			
APPLICANT INFORMATION			
NAME Stephen Baldante		SIGNATURE <i>Stephen Baldante</i>	
BUSINESS NAME City of Auburn Hills		ADDRESS 1500 Brown Road	
CITY Auburn Hills	STATE MI	ZIP 48326	PHONE # (248) 391-3777
EMAIL ADDRESS sbaldante@auburnhills.org			
PROPERTY OWNER(S)			
NAME Tom Tanghe - City Manager		SIGNATURE <i>Thomas A. Tanghe</i>	
BUSINESS NAME City of Auburn Hills		ADDRESS 1827 N. Squirrel Road	
CITY Auburn Hills	STATE MI	ZIP 48326	PHONE # (248) 370-9440
EMAIL ADDRESS ttanghe@auburnhills.com			



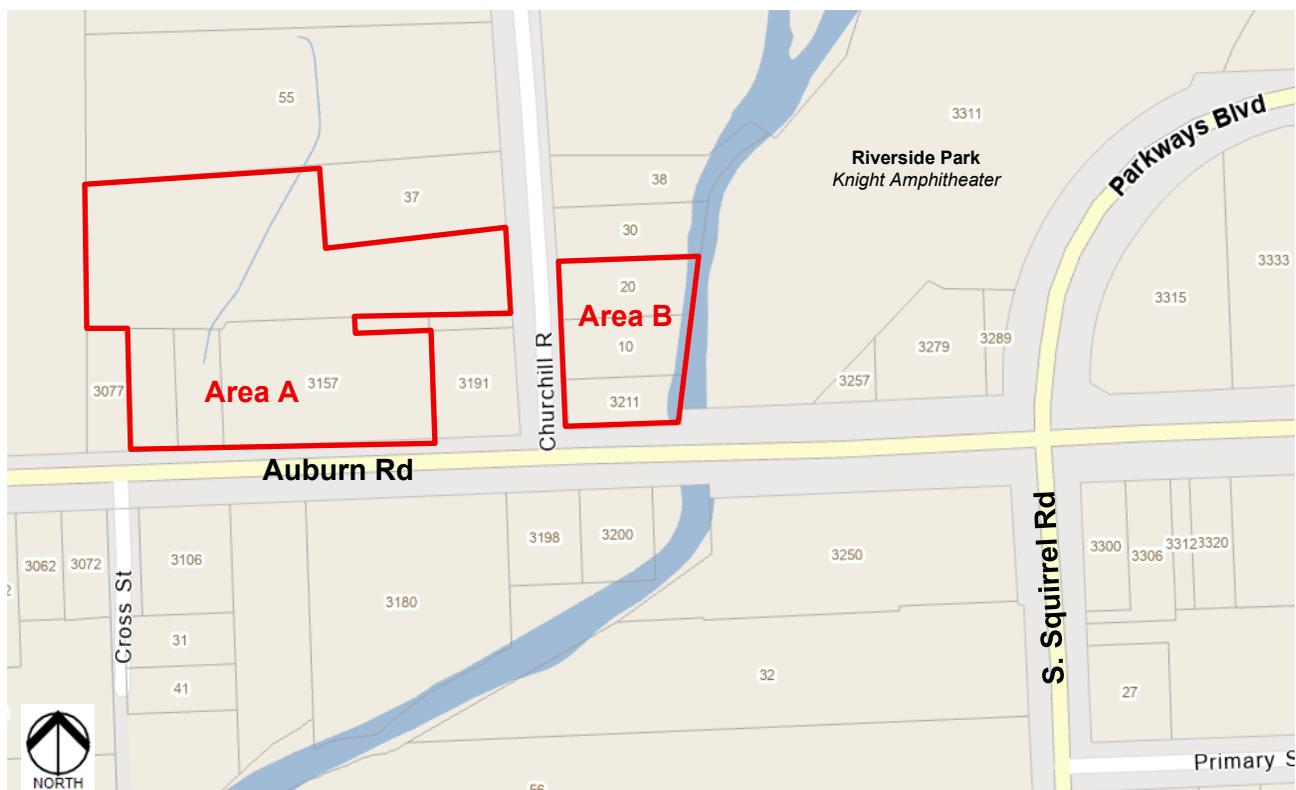
Planning Commission Public Notice

Meeting Date, Time, and Location:	Wednesday, March 4, 2026 at 6:00 p.m. City of Auburn Hills - City Council Chambers 1827 N. Squirrel Road, Auburn Hills, MI 48326
Project Name:	Auburn Hills Downtown Municipal Parking Lots
General Property Location:	AREA A - 3157 Auburn Road (former Farm Boy property) (Sidwell Nos. 14-25-351-024, 025, 026, and 033) AREA B - 3211 Auburn Road, 10 Churchill Road, and 20 Churchill Road (vacant land east of Churchill Road, north of Auburn Road) (Sidwell Nos. 14-25-352-003, 004, and 005)
Applicant:	City of Auburn Hills Stephen Baldante, Department of Public Works Director 248-364-6902
Nature of the Request:	PART 1 - Recommendation to City Council for approval of the rezoning of 3157 Auburn Road (Sidwell Nos. 14-25-351-024, 025, 026, and 033) from B-2, General Business District to D, Downtown District, or any other appropriate zoning district (Area A). PART 2 - Recommendation to City Council for Site Plan approval to allow for the construction of municipal parking lots (Areas A and B).
City Staff Contact:	Steven J. Cohen, AICP, Director of Community Development 248-364-6941

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.

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, AICP, Director of Community Development, at the above address.

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.



LOCATION MAP

February 19, 2026

Mr. Steven Cohen, AICP
Director of Community Development
CITY OF AUBURN HILLS
1827 North Squirrel Road
Auburn Hills, Michigan 48326

RE: Downtown Municipal Parking Lots
Site Plan 1st Review

Dear Mr. Cohen:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on February 16, 2026, was prepared by Nowak and Fraus Engineers. The review comments are noted below.

PERMITS:

Various permits will be required for this site, including but not limited to the following:

- Soil erosion permit from O.C.W.R.C.
- Wetland construction permit from E.G.L.E.
- Floodplain Letter of Map Change from F.E.M.A.

GENERAL:

The site consists of two locations: Area A located on the north side of Auburn Road just west of Churchill Road at 3157 Auburn Road; and Area B, located at the northeast corner of Auburn Road and Churchill Road at 3211 Auburn Road, 10 Churchill Road, and 20 Churchill Road, all within Section 25 of the City of Auburn Hills. The applicant, the City of Auburn Hills, is proposing to develop the site into multiple municipal parking lots to provide additional parking for the downtown area. Area A and the adjacent property to the north and east are zoned General Business (B-2) while the adjacent property to the west is zoned One Family Residential (R-4). Area B is located in the Downtown (D) zoning district while the adjacent property to the north is zoned One Family Residential (R-4). A complete legal description of the parcels is shown on the plan. The City of Auburn Hills Standard Notes and Fire Department Notes are included on the plans. A landscape plan was included in the plan set, and trees shall be located outside of the influence of public utilities if feasible. The City of Auburn Hills Standard Details were not included in the plan set and will need to be in the engineering review submittal. A demolition plan and a soil erosion and sedimentation control plan will also be needed for the engineering review.

The City acknowledges its prior agreement with the American Legion regarding the placement of their pole sign and temporary sign at the northeast corner of Auburn Road and Churchill Road. The City is actively working towards a solution that will meet the needs of both the City and the American Legion.



MUNICIPAL UTILITIES:

There is an existing 16-inch water main that extends along the north side of Auburn Road. From the existing 16-inch water main along Auburn Road, an 8-inch water main extends north along the west side of Churchill Road. The City is proposing to extend a new 8-inch water main north from the existing 16-inch water main along Auburn Road to serve Area A. One (1) existing fire hydrant assembly will be relocated to provide adequate coverage for this area. The City is also proposing to tap the existing 8-inch water main along Churchill Road and extend 6-inch water main east to serve Area B. One (1) new fire hydrant assembly is proposed to provide adequate coverage for this area. Please note that 90-degree bends are not permitted per City standards and the water main alignment shall be updated at engineering review. No new fire suppression lines or domestic service lines are proposed as part of this project. Additional details such as material, profiles, and any valve locations, shall be provided for engineering review.

There is an existing 10-inch sanitary sewer that extends along the north side of Auburn Road and 12-inch sanitary sewer that extends north along the west side of Area A. Existing 10-inch sanitary sewer also extends along the east side of Churchill Road. The applicant is not proposing any changes to the existing sanitary sewer as part of this project.

STORM SEWER AND DETENTION:

Area A is located within the Huntoon Drainage District, which has a maximum discharge rate of 0.20 cfs/acre. Storm water runoff for Area A will be collected via a series of catch basins and routed to an underground detention system located underneath the parking lot on the east side of the property. The underground detention system will then outlet to the existing storm sewer that extends south through the site ultimately discharging to the Clinton River. Preliminary proposed underground detention calculations were provided on the plan. The underground detention system is currently sized to meet Oakland County's 100-year storage volume; however, the maximum discharge rate of 0.20 cfs/acre for the site shall be used in the calculations at engineering review. Storm water runoff from Area B will be collected via a catch basin and routed to the existing storm system that extends east through the property ultimately discharging to the Clinton River. A mechanical pre-treatment structure has been provided on the plans prior to the storm water entering the underground detention system. A mechanical pre-treatment structure shall be provided for the storm water from Area B prior to discharge in accordance with City and O.C.W.R.C. requirements or the proposed catch basin shall tie into the existing storm system upstream of the existing treatment structure located on site. The mechanical pre-treatment structure shall conform to City standards and additional details and calculations will be needed for engineering review. Additional information on the proposed storm sewer and underground detention system (i.e., material, slope, profile, calculations, etc.) will also be required for engineering review.

There are existing wetlands located at the northwest portion of Area A. The applicant is proposing to fill approximately 340 square yards of wetlands and alter the existing storm sewer to accommodate the proposed parking lot. A wetland construction permit will need to be obtained from E.G.L.E for this work. The applicant is also proposing to fill approximately 60 cubic yards of floodplain at Area B to accommodate the proposed parking lot. A Floodplain Letter of Map Change from F.E.M.A. will be required.

PAVING/TRAFFIC:

There are currently two existing drive approaches located off Auburn Road and one existing drive approach located off Churchill Road; however, the City is proposing to remove those approaches. Access to Area A is proposed to be provided via one (1) new approach located off Auburn Road, and Access to Area B is proposed to be provided via one (1) new enter-only approach and one (1) new exit-only approach located off Churchill Road. The plans indicate concrete curb and gutter and 4-inch asphalt pavement. The new drive approaches shall be a minimum of 8-inch concrete on 8-inch 21AA limestone aggregate base per City standards. Pavement cross-sections for the asphalt pavement and concrete sidewalk have been provided and appear to meet City standards.



The applicant is proposing 84 parking spaces including 5 barrier free accessible parking spaces and 2 electric vehicle parking spaces at Area A. The applicant is also proposing 19 parking spaces including 1 barrier free accessible parking space at Area B. A snow storage area has been designated in Area A on the northeast side of the parking lot. A streetscape matching the aesthetic of the Downtown is proposed along the north side of Auburn Road adjacent to the proposed parking lots and will provide a pedestrian connection to the Downtown. Additionally, a concrete sidewalk is proposed along the east side of Churchill Road at Area B.

GRADING:

Existing grades are shown with contours and spot elevations while proposed grades are shown with spot elevations. Area A is sloped towards the north and east side of the site and follows the existing site's drainage pattern. Area B is sloped towards the east side of the site and follows the existing site's drainage pattern. Site slopes shall meet the requirement of 1:4 max and match into existing contours prior to all abutting property lines. Pavement slopes are consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk slopes shall comply with ADA standards. The existing wood guardrail along Auburn Road east of Churchill Road will be relocated to provide fall protection along the Clinton River.

A block retaining wall is proposed along the north and west sides of the proposed parking lot in Area A with a landscape boulder wall on each end. A block retaining wall is also proposed along the northeast corner of the parking lot in Area B with a landscape boulder wall on each end. A detail for the block retaining wall with a fence has been provided on the plan along with a detail for the dry-laid boulder wall. A fence shall also be provided where the boulder wall exceeds 2.5 feet in height, and the detail shall be updated to show the fence. Design details and computations (sealed by a licensed engineer) will need to be submitted and approved during the engineering review for all walls greater than one (1) foot in height.

RECOMMENDATIONS:

The site plan is in substantial compliance with City of Auburn Hills requirements and has been stamped "Approved" by our office. We ask that the site plan approval acknowledge the following:

1. The site improvement plan, designed in accordance with Ordinance No. 806, shall be submitted to the City for review and approval prior to construction. A detailed cost estimate for the improvements shall be submitted with the plans signed and sealed by the design engineer.

If you have any questions or are in need of any further information, please feel free to contact our office.

Sincerely,
OHM Advisors

MaryKate Kirksey for Hannah Driesenga, P.E.

Transmitted via e-mail to Steven Cohen: February 19, 2026

cc: File

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POLICE DEPARTMENT
1899 North Squirrel Road
Auburn Hills, MI 48326

MEMORANDUM

TO: Steve Cohen, Director of Community Development
FROM: Brandon Hollenbeck, Lieutenant
DATE: February 17, 2026
SUBJECT: **Downtown Municipal Parking Lots**

I have reviewed the site plan for the Downtown Municipal Parking Lots located at 3157 Auburn Road and 3211 Auburn Road. We have no objections to the project as presented in the site plan.



AUBURN HILLS FIRE DEPARTMENT



Official Memorandum

To: Steve Cohen
 From: Nelson Webb, Fire Inspector
 Date: February 16, 2026
 Re: Site Plan Review

PROJECT: Downtown Municipal Parking Lots: Area A 3157 & Area B 3211 Auburn Road.

XXX	Approved	
	Approved	Subject to the following revisions:
	Denied	

Nelson Webb
 Fire Inspector
 Auburn Hills Fire Department

February 11, 2026

Steve Cohen, Director Community Development
City of Auburn Hills, Community Development Department
1827 North Squirrel Road
Auburn Hills, MI 48326

Subject: Farm Boy Municipal Parking Lot, 3157 Auburn Road, Auburn Hills, MI

Dear Mr. Cohen,

The submittals regarding the above-mentioned project have been reviewed. The Woodlands Ordinance will be satisfied by planting according to the proposed plans. See tree detail chart below for tree inventory, removal and replacement tree requirements.

TREE DATA TABLE

DESCRIPTION	TOTAL TREES	Required/REPLACEMENT TREES
Total Trees Surveyed	14	
Trees Saved	0	0
Removed Regulated Trees	5	5
Non-regulated/Dead Trees Removed	9	9
Removed Landmark Trees	0	0
TOTAL Required Replacement Trees		5 Trees

There are 14 trees to be removed for the development of the municipal parking lot: 9 unregulated and 5 regulated trees, none are Landmark trees. The landscape plans provide 30 trees and satisfies City Ordinances' replacement requirements for 5 trees. There are 8 street trees designed into the streetscape along Auburn Road. It is this Woodland Consultant's hope that the infrastructure is designed and constructed using current industry standards that promote tree establishment, health and longevity.

This project is approved based on site conditions and accompanying landscape plans.

Best regards,


Julie Stachecki
City of Auburn Hills Woodland Consultant



Site Specific, Inc.

JULIE STACHECKI, ISA Certified Arborist MI-0650, TRAQ, MI Oak Wilt Qualified
Howell, MI 48843 ♦ 810.599.0343 ♦ stachec1@me.com

February 9, 2026

RE: CITY-INITIATED REZONING AND SITE PLAN FOR NEW MUNICIPAL PARKING LOTS

Dear Neighbor,

In accordance with the City of Auburn Hills Citizen Participation Ordinance, this letter is to inform you that the City has initiated a development proposal to create two new public parking areas to serve Riverside Park and Downtown Auburn Hills.

As described in the enclosed public notice and map, the proposal includes the following:

1. **Rezoning Request** - Approval is requested to rezone the former Farm Boy property located at 3157 Auburn Road from B-2, General Business District to D, Downtown District.
2. **Site Plan** - Approval is requested to construct a total of 111 parking spaces on the portion of the former Farm Boy property immediately adjacent to Auburn Road (91 spaces) and on vacant land located at the northeast corner of Churchill Road and Auburn Road (20 spaces).

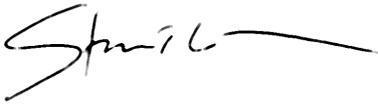
As background, the City of Auburn Hills has conducted studies to evaluate existing and future parking needs for Downtown Auburn Hills and its surrounding public spaces. These two proposed parking lots are part of the City's long-term plan to add municipal facilities to address current and anticipated parking demand. The Auburn Hills Downtown Development Authority (DDA) and/or the Auburn Hills Tax Increment Finance Authority (TIFA) will fund the project.

Consistent with the City's Master Plan, the new parking lots are designed as a western extension of Downtown Auburn Hills and will feature extensive landscaping and a decorative streetscape along Auburn Road to create an attractive, pedestrian-friendly appearance.

The Auburn Hills Planning Commission is scheduled to review the development application on Wednesday, March 4, 2026. See the public notice on the reverse side for further details.

If you have any questions or would like additional information, please feel free to contact me at (248) 364-6941 or Stephen Baldante, Director of Public Works, at (248) 364-6902.

Sincerely,



Steven J. Cohen, AICP
Director of Community Development





Community Development Department
1827 N. Squirrel Road - Auburn Hills, MI 48326
Phone: (248) 364-6900
Website: www.auburnhills.org

MEMORANDUM

TO: Chairperson Beidoun and Members of the Planning Commission

FROM: Steven J. Cohen, AICP, Director of Community Development

DATE: February 25, 2026

RE: **CITY-INITIATED REZONING AND SITE PLAN FOR NEW MUNICIPAL PARKING LOTS**
Citizen Participation Response Letter

In accordance with the City of Auburn Hills Citizen Participation Ordinance, City staff mailed 244 descriptive notification letters, in addition to the required legal notice, to property owners and occupants located within 1,000 feet of the proposed project on February 9, 2026.

As of this date, the City has received two phone calls in response to the mailing:

1. A person residing in Florida who recently inherited the home at 3082 Churchill inquired whether the City would be interested in purchasing the property. Staff advised that, due to the parcel's narrow configuration and its location within the neighborhood's interior, the City is not interested at this time.
2. The property owner of 30 Churchill Road, located immediately north of the City's proposed 20-space parking lot at the northeast corner of Churchill Road and Auburn Road, contacted the City with questions about the project and whether it would encroach on her property. She noted that she acquired the property approximately three years ago and intends to demolish the existing home and construct a new residence in the future. She did not express any objections or concerns.



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

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

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

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

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

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

The new vision has two primary goals:

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



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

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

City of Auburn Hills
West Auburn Road - Neighborhood Master Plan
Exhibits



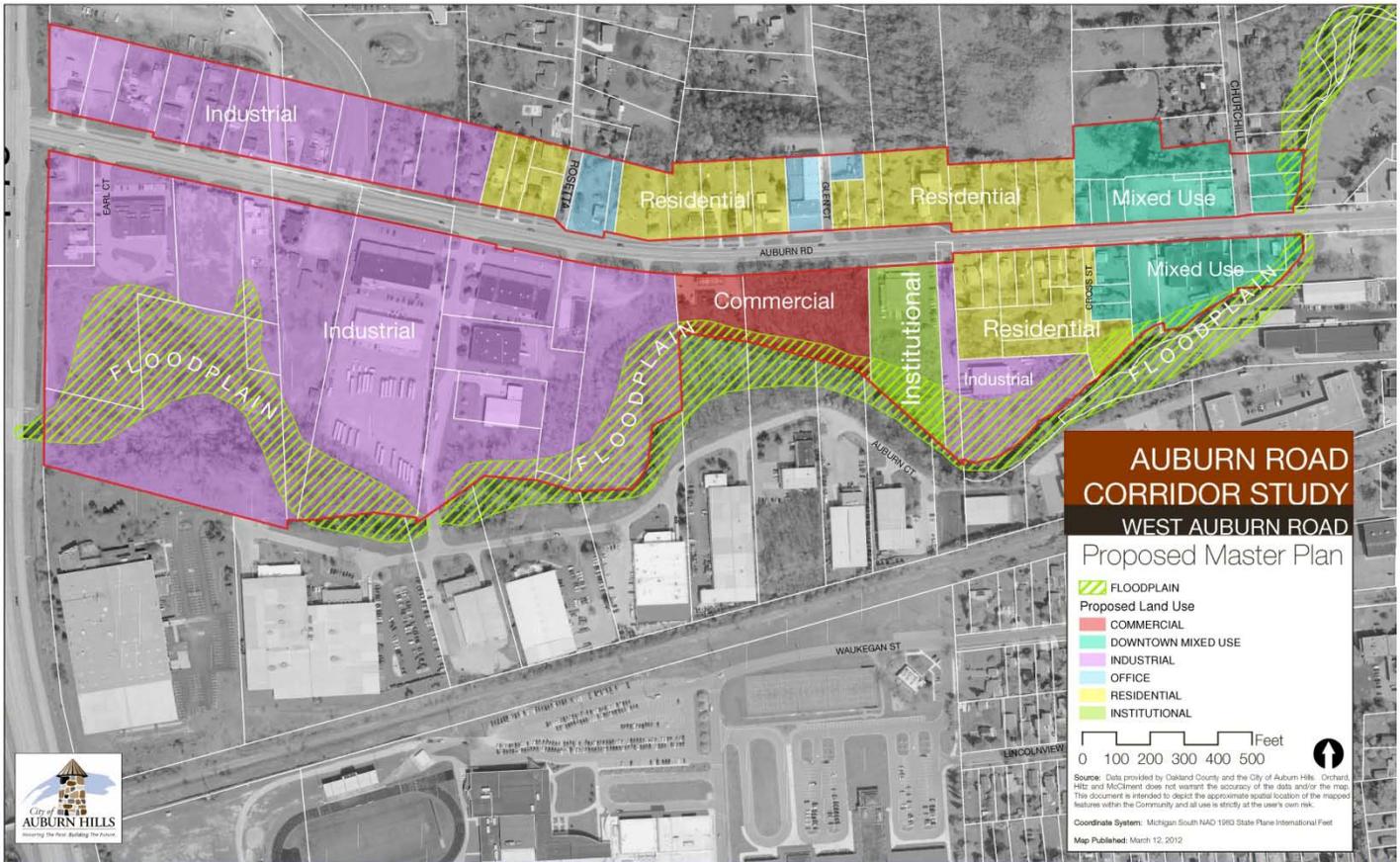
North Side of Auburn Road



South Side of Auburn Road



Mixed Use Concept







Residents +

Businesses +

Your Government +

Departments +

Resources

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Casting a New Vision

February 27, 2012

Posted by – Steve Cohen, Director of Community Development

We are getting excited! The Planning Commission will gather again this Thursday with the community in the Downtown to discuss a new direction for properties on both sides of Auburn Road, between I-75 and the Clinton River Bridge.



Last November, folks in that area told us that they wanted to be included in the Downtown. Many felt like their neighborhood was disconnected and forgotten. Like a line was drawn in the sand and they were left out. Interestingly, their homes are zoned for industrial use and have been that way for over 50 years. The problem is that their lots are small and no one is coming to buy up all their properties to create an industrial park. The current zoning does not allow for them to add-on or renovate their homes. They gave us clear direction: ***“We want to be a residential neighborhood ... We want to be connected to the Downtown, not an afterthought.”*** The Planning Commission agreed. A new vision was needed.

We invite and encourage all who may be interested to attend the meeting on **Thursday, March 1st at 7:00 p.m. at Fire Station No. 1 in the Downtown.** Also, come see some realistic redevelopment ideas for the land west of the Clinton River Bridge. The concepts have been designed to connect the neighborhood with the Downtown, create a sense of place, and improve property values. You don't have to live in the area to participate. Come learn more about city planning and your community.



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Representative Government in Action

March 20, 2012

Posted by – Steve Cohen, Director of Community Development

Mark your calendars!

On Tuesday, March 27th at 7:00 p.m., the Planning Commission will review the proposed Master Plan for the Auburn Road West Neighborhood with all those who are interested. The neighborhood generally consists of all the properties located on both sides of Auburn Road between I-75 and the Clinton River Bridge.

The plan has been the result of input received at two previous public meetings. Folks have provided the Planning Commission with great input into what is shaping up to be an excellent vision for the future.

The meeting will be held at Fire Station No. 1 in the Downtown. All are welcome to attend. You do not need to live in the area to participate. Most importantly, please feel free to bring your children to the meeting as it is a great opportunity to introduce them to the world of city planning.



Picture taken at the March 1, 2012 Planning Commission Meeting with the Neighborhood



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Extreme Makeover: The West Downtown Edition

April 10, 2012

Posted by – Steve Cohen, Director of Community Development

To be honest, at first glance their request seemed like an impossible task.

Folks who own property along both sides of Auburn Road, between I-75 and the Clinton River Bridge, told us they wanted to be transformed into a walkable neighborhood that complimented the Downtown. They felt like an "afterthought" ... "in the shadow of the Downtown" ... "disconnected." A new vision was needed, but how?

How do you fix a neighborhood that has had the wrong zoning for 60+ years? It turns out the old vision for this land was flawed and out-of-date. The situation was very unusual.

Their neighborhood was supposed to go away and become an industrial park or a strip mall, but over the years redevelopment bypassed the area and occurred elsewhere.

We found that good quality homes, mostly built between 1930-1945, were located on properties classified as commercial or industrial on the Zoning Map. Since redevelopment never occurred as planned, property owners were left with non-conforming homes that they could not improve. Some homes were falling into disrepair. Why invest in non-conforming property? You see, the neighborhood was supposed to go away – that was the old plan.

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

In a nutshell, this new vision has two primary goals:

1. Reclassify most of the parcels with homes on them from non-residential to residential use (shown in yellow below) on the master plan. This would allow the zoning to be changed making these homes conforming with the Zoning



Ordinance and allow property owners to reinvest and/or refinance.

[Back to top](#)



Draft Master Land Use Plan Amendment

- Draft a "mixed use, Downtown-style" concept designed to provide a vision and spur redevelopment of the properties located at the east end of the study area near the Clinton River Bridge. This concept visually shows how the Downtown could expand into the neighborhood, as requested by those who participated in the planning process. *Note: This type of redevelopment would only occur when the existing property owners are ready to sell their property.*



North Side of Auburn Road



South Side of Auburn Road



Mixed Use Concept



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Oakland County Likes New Plan for West Downtown Area

June 13, 2012

Posted by - Steve Cohen, Director of Community Development

Yesterday, the City of Auburn Hills received unanimous support from Oakland County officials for the proposed [West Auburn Road – Neighborhood Master Plan](#), which is an amendment to the City’s Master Land Use Plan. The study addresses property along both sides of Auburn Road, between I-75 and the Clinton River Bridge.

The three member Coordinating Zoning Committee commended Auburn Hills for its hard work on the study and “honoring its residents’ desires” with the land use and zoning changes proposed for the area.



The Planning Commission has scheduled a public hearing to adopt the amendment for **Tuesday, June 26th at 7:00 p.m. in the Council Chamber at City Hall.**

To learn more about the study, check out our previous blogs on the subject:

Last public meeting on March 27th

1. [Extreme Makeover: West Downtown Edition](#)
2. [Representative Government in Action](#)
3. [Casting a New Vision](#)

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History Made! West Downtown is Born

September 12, 2012

Posted by – Steve Cohen, Director of Community Development

Whew, it's finally done! This is a big deal.

We're happy to report that the City of Auburn Hills has adopted and implemented zoning changes for various properties along both sides of Auburn Road, between I-75 and the Clinton River Bridge. As a result, an old neighborhood – now called "West Downtown" – has new hope for the future.

This intensive planning effort could not have been done without the help and support of the citizens in the area. Together, we fixed a zoning problem that was 60+ years old.

Like most big things, this project started with a small story. A story that folks like Russell Moore and many others wanted us to know.

You see the situation was not ideal. The neighborhood was "non-conforming" with our zoning laws and master planned "to go away." The old vision was to tear down all the homes in the area and redevelop the land into an industrial park or a strip mall, but over the years the plan never materialized. Since this did not occur, property owners were left

with non-conforming homes that they could not improve due to zoning rules. Some homes were falling into disrepair. Mr. Moore and others told us that things needed to change. We agreed.

So after over one year of study, a new plan ([view](#)) was adopted by the Planning Commission in June and zoning changes ([view](#)) were approved by the City Council this past Monday night. The process was a lot of hard work, but so worth it.

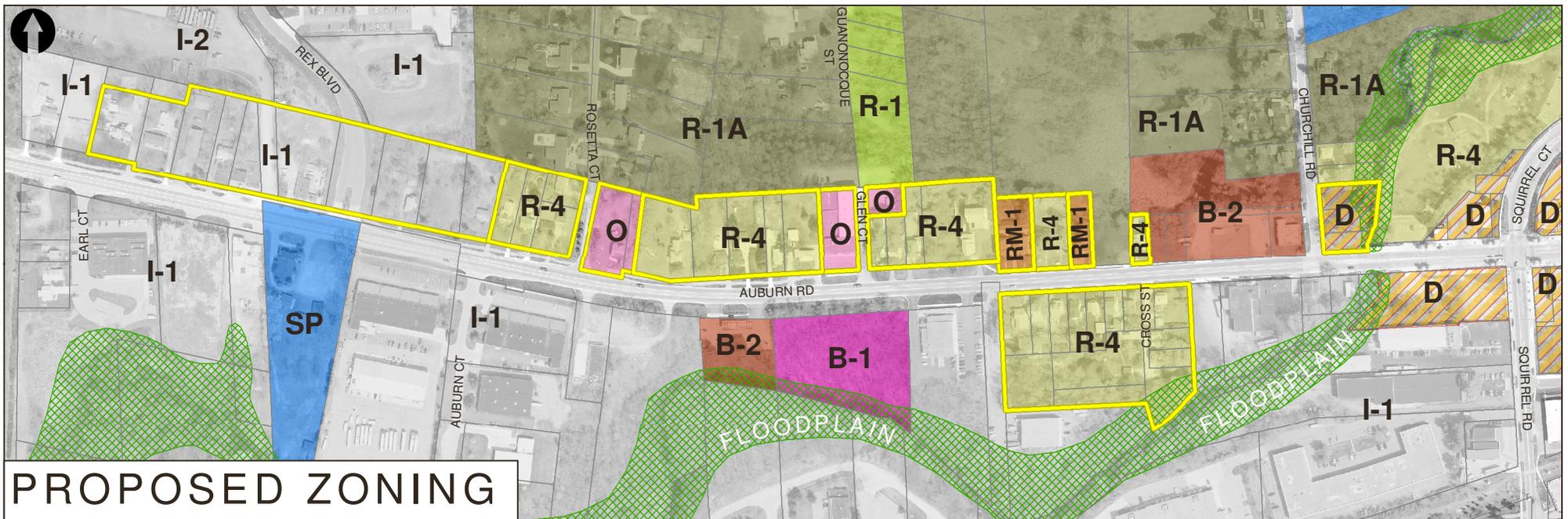
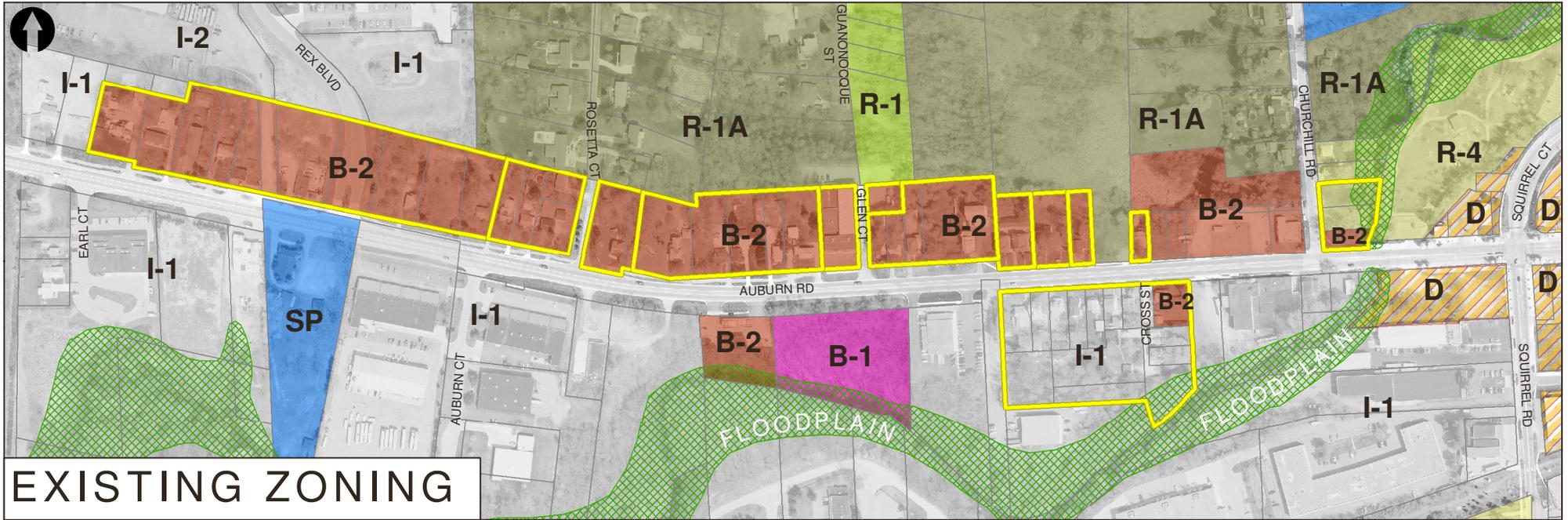
The new master plan and rezoning will protect these good quality homes, mostly built between 1930-1945. It will make them legally conforming with the Zoning Ordinance and allow property owners to reinvest and/or refinance.

It's a commitment to the neighborhood by both the citizens and the City – a true partnership.

In typical Auburn Hills' fashion, we did this together as a team. Pretty cool.

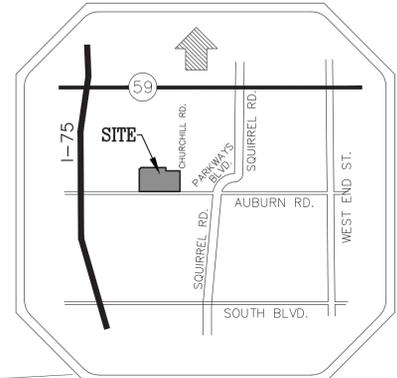
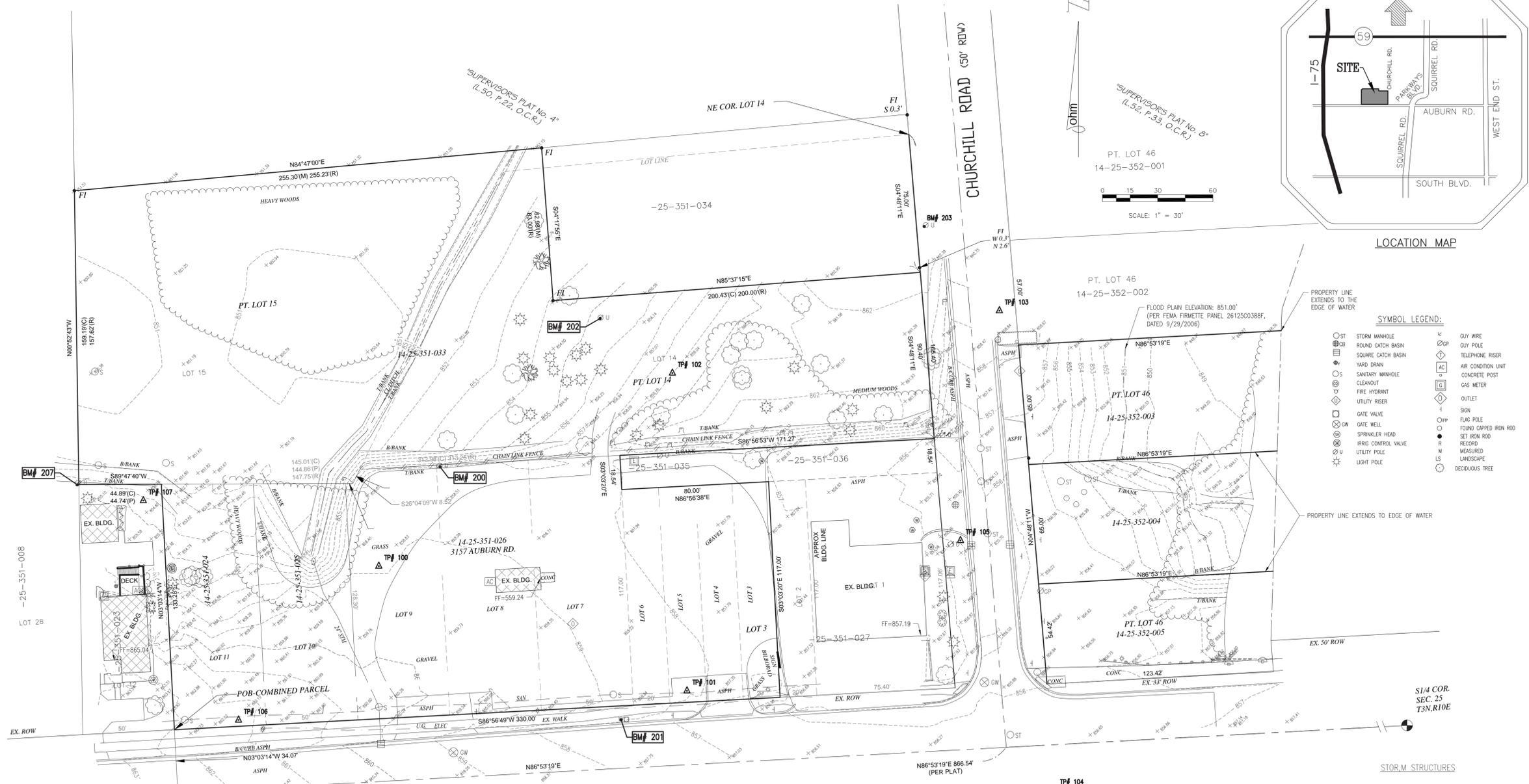


AUBURN ROAD REZONING



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

JOB BENCHMARK #200 GEAR SPIKE IN WOODEN UTILITY POLE. ELEV. 858.52
JOB BENCHMARK #201 ARROW ON FIRE HYDRANT. ELEV. 860.20
JOB BENCHMARK #202 GEAR SPIKE IN WOODEN UTILITY POLE. ELEV. 855.87
JOB BENCHMARK #203 GEAR SPIKE IN WOOD UTILITY POLE. ELEV. 864.36
JOB BENCHMARK #207 GEAR SPIKE IN WOODEN UTILITY POLE. ELEV. 855.41
TRAVERSE POINT #100 N 415281.05 E 13430216.34 ELEV. 858.93
TRAVERSE POINT #102 N 415385.63 E 13430376.09 ELEV. 858.85
TRAVERSE POINT #103 N 415419.47 E 13430554.02 ELEV. 859.51
TRAVERSE POINT #104 N 415159.48 E 13430584.05 ELEV. 856.51
TRAVERSE POINT #105 N 415294.92 E 13430532.85 ELEV. 856.15
TRAVERSE POINT #106 N 415197.80 E 13430140.02 ELEV. 862.18
TRAVERSE POINT #107 N 415316.54 E 13430086.21 ELEV. 854.28



OHM
ARCHITECTS ENGINEERS PLANNERS
P. 734-522-6711 F. 734-522-6427
34000 PLYMOUTH ROAD
LIVONIA, MI 48150
OHM-ADVISORS.COM

SYMBOL LEGEND:

○ ST	STORM MANHOLE	○ GW	GUY WIRE
⊕ CB	ROUND CATCH BASIN	⊕ TP	GUY POLE
⊕ SB	SQUARE CATCH BASIN	⊕ TR	TELEPHONE RISER
⊕ YD	YARD DRAIN	⊕ AC	AIR CONDITION UNIT
○ SM	SANITARY MANHOLE	⊕ CP	CONCRETE POST
⊕ CL	CLEANOUT	⊕ GM	GAS METER
⊕ FI	FIRE HYDRANT	⊕ O	OUTLET
⊕ UR	UTILITY RISER	⊕ S	SIGN
⊕ GV	GATE VALVE	⊕ FP	FLAG POLE
⊕ GW	GATE WELL	⊕ FCI	FOUND CAPPED IRON ROD
⊕ SH	SPRINKLER HEAD	⊕ SRR	SET IRON ROD
⊕ ICV	IRRIC CONTROL VALVE	⊕ R	RECORD
⊕ U	UTILITY POLE	⊕ M	MEASURED
⊕ LP	LIGHT POLE	⊕ LS	LANDSCAPE
		⊕ DT	DECIDUOUS TREE

COMBINED PARCEL DESCRIPTION

A parcel of land being a part of the SW 1/4 of Section 25, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, more particularly described as follows:

Lots 3 to 11, inclusive, and Part of Lots 14 & 15, "SUPERVISOR'S Plat No. 4", as recorded in Liber 50, Page 22 of Plats, Oakland County Records, Oakland County, Michigan, all described as: Commencing at the SW corner of said Section 25; thence N 86°53'19" E 415.10 feet along the South line of said Section 25; thence N 03°03'14" W 34.07 feet to a point on the North right of way line of Auburn Road, also being the Point of Beginning; thence continuing N 03°03'14" W 133.28 feet along the West line of said Lot 11; thence S 89°47'40" W 44.89 feet along the North line of Lot 12; thence N 00°52'43" W 159.19 feet along the West line of said Lot 15; thence N 84°47'00" E 255.30 feet; thence S 04°17'55" E 82.98 feet; thence N 85°27'15" E 200.43 feet; thence S 04°48'11" E 90.40 feet along the West right of way line of Church Hill Road; thence S 86°56'53" W 171.27 feet; thence S 03°03'20" E 18.54 feet along the West line of said Lot 6; thence N 86°56'38" E 80.00 feet; thence S 03°03'20" E 117.00 feet along the East line of said Lot 3; thence S 86°56'49" W 330.00 feet along the North right of way line of Auburn Road to the Point of Beginning.

Contains 103,573 square feet or 2.378 acres of land, more or less. Subject to all easements and restrictions of record, if any.

ALSO
(PER WARRANTY DEED, LIBER 31912, PAGE 743, OAKLAND COUNTY RECORDS)

A parcel of land being a part of the SW 1/4 of Section 25, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, more particularly described as follows:

The North 65.00 feet of the South 184.42 feet of Lot 46, "SUPERVISOR'S Plat No. 8", as recorded in Liber 52, Page 33 of Plats, Oakland County Records, Oakland County, Michigan.

ALSO
(PER WARRANTY DEED, LIBER 20462, PAGE 341, OAKLAND COUNTY RECORDS)

A parcel of land being a part of the SW 1/4 of Section 25, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, more particularly described as follows:

The North 65.00 feet of the South 119.42 feet of Lot 46, "SUPERVISOR'S Plat No. 8", as recorded in Liber 52, Page 33 of Plats, Oakland County Records, Oakland County, Michigan.

ALSO
(PER QUIT CLAIM DEED, LIBER 22158, PAGE 661, OAKLAND COUNTY RECORDS)

A parcel of land being a part of the SW 1/4 of Section 25, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, more particularly described as follows:

The South 54.42 feet of Lot 46, "SUPERVISOR'S Plat No. 8", as recorded in Liber 52, Page 33 of Plats, Oakland County Records, Oakland County, Michigan.

SURVEYOR'S CERTIFICATE:

To City of Auburn Hills:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on January 03, 2025.

OHM Advisors
DATE:

Andrew W. Schripsema, P.S.
Michigan Professional Surveyor No. 4001055483

PK	SANITARY STRUCTURES	WATER STRUCTURES	STORM STRUCTURES
#454	SANITARY MANHOLE T/CAST 851.83 12 CONC N/S INV 844.67	#554 GATE WELL T/CAST 858.98 IRON E/W T/PIPE 853.17	#1057 RD CATCH BASIN T/CAST 855.44 12 CONC SE INV 850.46 4 CLAY W INV 852.52
#463	SANITARY MANHOLE T/CAST 853.59 12 CONC S INV 844.29 12 CONC W INV 844.37	#669 GATE WELL T/CAST 855.91 IRON NE/SW T/PIPE 850.80	#1203 STORM MANHOLE T/CAST 855.47 24 CONC S INV 848.95 36 CONC W INV 848.81 36 CONC E INV 848.83
#464	SANITARY MANHOLE T/CAST 852.85 12 CONC N INV 844.40 12 CONC E INV 844.29		#1204 STORM MANHOLE T/CAST 855.04 36 CONC E INV 848.61 36 CONC W INV 848.64 24 CONC S INV 848.64
#524	SANITARY MANHOLE T/CAST 862.74 12 CONC N INV 844.15 12 CONC E INV 845.20 12 CONC S INV 844.13 10 CONC W 845.24 12 CONC W INV 850.12 10 PVC NW T/PIPE 852.43	#516 STORM MANHOLE T/CAST 860.21 18 CONC N INV 850.59 18 CONC NW 850.70	#1205 STORM MANHOLE T/CAST 855.42 24 CONC N INV 848.67
#654	SANITARY MANHOLE T/CAST 858.95 12 CONC E INV 846.15 12 CONC W INV 846.15	#558 SQ CATCH BASIN T/CAST 859.56 18 CONC N INV 850.81 30 CONC S INV 850.36	#1206 STORM MANHOLE T/CAST 855.52 B/STRUCT 845.58
#915	SANITARY MANHOLE T/CAST 856.40 12 CONC N INV 847.04 12 CONC SW INV 847.00	#848 SQ CATCH BASIN T/CAST 855.40 12 CONC NW INV 851.84	#1207 STORM MANHOLE T/CAST 855.53 24 CONC N INV 848.51 B/STRUCT 846.52
		#858 STORM MANHOLE T/CAST 855.71 12 CONC N INV 849.47 12 CONC NW INV 849.76 12 CONC SW INV 851.15 12 CONC SE 851.02 12 CONC S INV 850.62	#5110 STORM MANHOLE T/CAST 856.00 36 CONC N INV 849.55 36 CONC E INV 849.42 12 CONC S INV 849.57
		#1044 SQ CATCH BASIN T/CAST 855.34 12 CONC NE INV 851.63	#5111 STORM MANHOLE T/CAST 856.40 30 CONC W INV 849.81 36 CONC S INV 849.31 30 CONC N INV 850.34

REVISIONS

CITY/VILLAGE/TOWNSHIP: CITY OF AUBURN HILLS

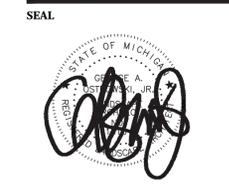
COUNTY: OAKLAND

SCALE: H: 1"=30'

DATE: 01-09-2025

PROJECT: 3157 AUBURN ROAD ALTA / NSPS LAND TITLE SURVEY

SHEET: 1 OF 1



PROJECT
 Downtown Municipal
 Parking Lots

CLIENT
 City of Auburn Hills
 1827 N. Squirrel Road
 Auburn Hills, MI 48326

Contact:
 Steven Cohen
 248.365-6900
 scohen@auburnhills.org

PROJECT LOCATION
 Part of the SW 1/4
 of Section 25
 T. 3 N., R. 10 E.
 City of Auburn Hills,
 Oakland County, Michigan

SHEET
 Landscape Plan



REVISIONS
 01/21/2026 ISSUED FOR SP REVIEW

DRAWN BY:
 G. Ostrowski
DESIGNED BY:
 G. Ostrowski
APPROVED BY:
 G. Ostrowski

DATE:
 01/21/2026

SCALE: 1" = 30'

NFE JOB NO. P010 **SHEET NO.** L2

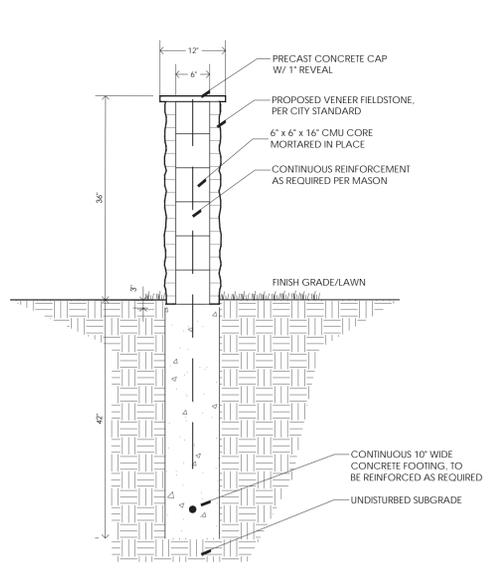


GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANNING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS HER PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
- PLANTS SHALL BE FULL, WELL BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
- PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR HARBURY STOCK. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX (DEPTH) AND ALL PLANTING BEDS AS SPECIFIED IN PLANT DETAILS AND A DEPTH OF 3" IN ALL LAWN AREAS.
- PROVIDE CLEAR BENCHING FOR ALL MATERIAL STOCKED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE. SOIL RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT MIX BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURER'S RECOMMENDED RATE.
- AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 COMPOSTED MANURE (BARI 500 OR EQUAL). MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
- ALL PLANTING SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK. SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GRASSCOVERS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PRICES ON INCONSISTENT SITE.
- NO SUBSTITUTION OR CHANGE OF SPECIFICATIONS FOR ANY PLANT SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
- THE LANDSCAPE ARCHITECT'S OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO SELECT ANY WORK OR MATERIAL WHICH DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOIL (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS. THROUGHOUT THE CONTRACT LIMITS, FERTILIZER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AREAS DISCLOSED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS FOR TREES AND SHRUBS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

KEY LEGEND

- TYPICAL SEED LAWN AREAS, SOWN ON 3" TOPSOIL
- SHORT SEDGE MEADOW MIX SOWN AT A RATE OF 36 LBS/ACRE
- 4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
- 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
- 3" HIGH MASONRY SCREEN WALL
- RETAINING WALL PER CIVIL DRAWINGS
- DOWNTOWN STREETSCAPE PLANTER TO MATCH EXISTING
- STREETSCAPE LIGHTING TO MATCH EXISTING
- 5'x6' OPEN TREE WELL



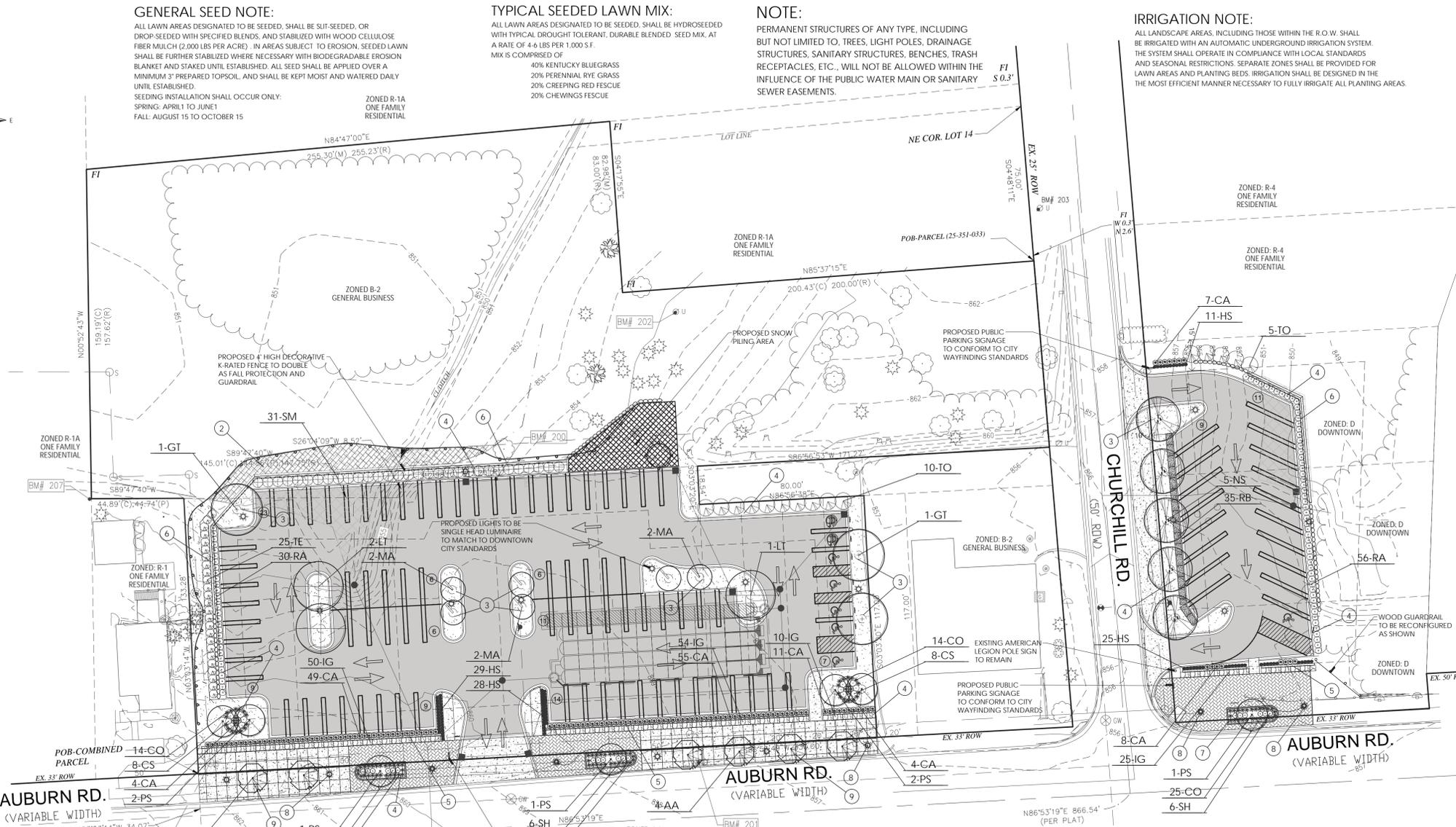
36" HT. SCREENWALL WALL DETAIL

IRRIGATION NOTE:
 ALL LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE R.O.W. SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL OPERATE IN COMPLIANCE WITH LOCAL STANDARDS AND SEASONAL RESTRICTIONS. SEPARATE ZONES SHALL BE PROVIDED FOR LAWN AREAS AND PLANTING BEDS. IRRIGATION SHALL BE DESIGNED IN THE MOST EFFICIENT MANNER NECESSARY TO FULLY IRRIGATE ALL PLANTING AREAS.

NOTE:
 PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

TYPICAL SEEDED LAWN MIX:
 ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDROSEEDED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 4-6 LBS PER 1,000 S.F. MIX IS COMPRISED OF:
 40% KENTUCKY BLUEGRASS
 20% PERENNIAL RYE GRASS
 20% CREEPING RED FESCUE
 20% CHEWINGS FESCUE

GENERAL SEED NOTE:
 ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE SUI-SEEDED, OR DROP-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE). IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.
 SEEDING INSTALLATION SHALL OCCUR ONLY:
 SPRING: APRIL 1 TO JUNE 1
 FALL: AUGUST 15 TO OCTOBER 15

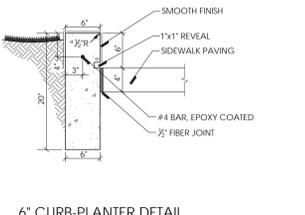


PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT	DIVERSITY GENUS/SPECIES
TREES							
AA	6	<i>Acer rubrum</i> 'Armstrong'	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	20%/20%
GT	3	<i>Gleditsia triacanthos</i> 'Northern Acclaim'	2.5" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	10%/10%
LI	3	<i>Liriodendron tulipifera</i>	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	10%/10%
MA	6	<i>Malus 'Adirondack'</i>	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	20%/20%
NS	5	<i>Nyssa sylvatica</i> 'Green Gable'	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	17%/17%
PS	7	<i>Prunus sargentii</i> 'Pink Fair'	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	23%/23%
SHRUBS							
CS	16	<i>Cornus sericea</i> 'Kelsey'	30" HT	30" OC	B&B	WELL-ROOTED	
IG	137	<i>Ilex glabra</i> 'Green Box'	30" HT	30" OC	B&B	MAINTAIN AS HEDGE	
RB	35	<i>Ribes alpinum</i> 'Green Mound'	24" HT	30" OC	B&B	MAINTAIN AS HEDGE	
RA	86	<i>Rhus aromatica</i> 'Gro-Low'	3 GAL	3" OC	CONT	WELL-ROOTED	
SM	38	<i>Syringa meyeri</i> 'Palibin'	36" HT	5" OC	B&B	WELL-ROOTED	
TE	25	<i>Thuja occidentalis</i> 'Smaragd'	5" HT	4" OC	B&B	WELL-ROOTED	
TO	15	<i>Thuja occidentalis</i> 'Nigra'	5" HT	8" OC	B&B	WELL-ROOTED	
GROUNDCOVERS/PERENNIALS							
CA	127	<i>Calamagrostis</i> a 'Kali Foxtail'	3 GAL	30" OC	CONT	WELL-ROOTED	
CO	103	<i>Carex</i> spp. 'Enchanted Eve'	1 GAL	18" OC	CONT	WELL-ROOTED	
HS	93	<i>Hemerocallis</i> 'Sheila D'Or'	2 GAL	18" OC	CONT	WELL-ROOTED	
SH	18	<i>Sporobolus heterophyllus</i>	2 GAL	18" OC	CONT	WELL-ROOTED	

CITY LANDSCAPE NOTES

- ALL INSTALLED TREES SHALL HAVE A STRAIGHT TRUNK
- ALL INSTALLED TREES ARE TO BE NORTHERN GROWN
- ALL INSTALLED TREES ARE TO BE STATE DEPARTMENT OF AGRICULTURE GRADE NO 1 OR BETTER
- ALL INSTALLED TREES ARE CONSIDERED PROTECTED REGARDLESS OF SIZE
- ALL TREES SHALL BE GUARANTEED FOR A MINIMUM OF TWO (2) YEARS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM

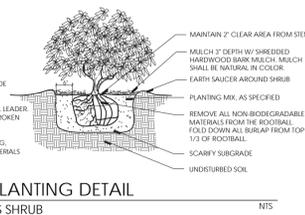


6" CURB-PLANTER DETAIL

SHORT SEDGE MEADOW SEED MIX

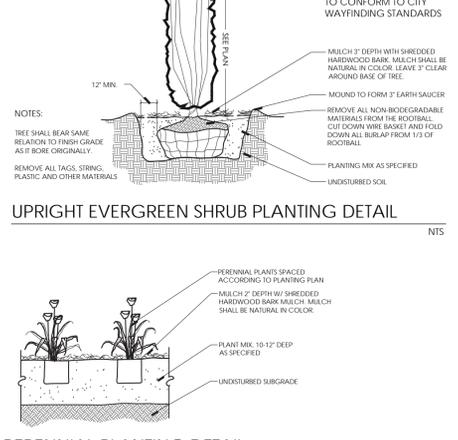
- GRASSES, SEDGES, RUBUS, NATIVE FORBS, TEMPORARY COVER
- FRINGED BROOME BLUEJOINT GRASS
 - BEARS EARL SEDGE
 - BRIEFLY SEDGE
 - PURSLINGINE EDGE FOX SEDGE
 - VIRGINIA WILD RYE
 - SOFT RUSH
 - RICE CUT GRASS
 - SWITCHGRASS
 - FOUR BLUEGRASS
 - DARK GREEN BLUEGRASS
 - WOOL GRASS
 - PRAIRIE CORNDOG
 - WINGSTEM
 - ANGELICA
 - SHRIMP HARKED
 - NEW ENGLAND ASTER
 - ROCKING BIR MARIGOLD
 - WILD SENNA
 - JOE PEE WEE
 - BONSET
 - SMEXWEED
 - SAW TOOTHED SLOWFLOW
 - GREAT ST. JOHN'S WORT
 - SOUTHERN BLUE FLAG
 - MARCH BEANING STAR
 - GREAT BLUE LORDELIA
 - SEEDBOX
 - WATER HORNHOUND
 - MONKEYFLOWER
 - WILD BERGAMOT
 - FOXGLOVE
 - BEARDTONGUE
 - OBEDIENT PLANT
 - MOUNTAIN MINT
 - BLACK EYED SUSAN
 - GOOSEBELL
 - GREAT WATER DOCK
 - PRINCE DOCK
 - REDBELL'S GOLDENROD
 - BLUE VIRGINIA
 - TAIL BROWBEED
 - GOLDEN ALEXANDER
 - SEED OATS

RECOMMENDED SEEDING RATE: 36 LBS/ACRE
 SEED MIX AVAILABLE AT:
 NATIVE CONNECTIONS NURSERY
 3015 N. WESTINGHOUSE AVE.
 KALAMAZOO, MI 49004
 1 269-459-6900

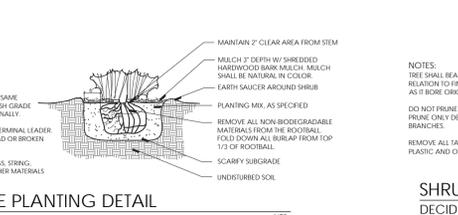


SHRUB PLANTING DETAIL

UPRIGHT EVERGREEN SHRUB PLANTING DETAIL

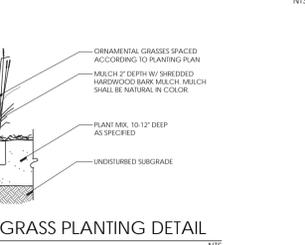


UPRIGHT EVERGREEN SHRUB PLANTING DETAIL

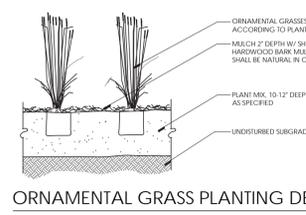


HEDGE PLANTING DETAIL

DECIDUOUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



ORNAMENTAL GRASS PLANTING DETAIL



YOU'RE INVITED

**Please join us for Board & Commission Member training
on Open Meetings Act and Roberts Rules of Order**

Presented by The Kelly Firm

WEDNESDAY, MARCH 25 AT 6:00 PM

CITY COUNCIL CHAMBER

1827 N. SQUIRREL ROAD, AUBURN HILLS

Pizza will be provided at 5:30 PM

R.S.V.P. by March 20th | City Clerk's Office | 248.370.9402 | clerk@auburnhills.org

