

AGENDA



Planning Commission
Wednesday, June 3, 2026 ❖ 6:00 p.m.

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

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

1. **MEETING CALLED TO ORDER**
2. **ROLL CALL OF PLANNING COMMISSION**
3. **PERSONS WISHING TO BE HEARD** (regarding items not on the agenda)
4. **APPROVAL OF MINUTES** – April 8, 2026
5. **PETITIONERS**
6. **UNFINISHED BUSINESS**
7. **NEW BUSINESS**
 - 7a. Motion - Adopt the Y2025-2026 Auburn Hills Planning Commission Annual Report
 - 7b. Motion – To Support the Draft Editorial Changes to the City of Auburn Hills Master Land Use Plan and Brochure in Concept and Forward to the City Council Requesting Permission to Distribute for Comment Per State Law
 - 7c. Motion – To Reschedule the Planning Commission meeting currently set for September 16, 2026, to September 9, 2026.
8. **COMMUNICATIONS**
9. **NEXT SCHEDULED MEETING** – Wednesday, July 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.



CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED

April 8, 2026

CALL TO ORDER: Chairperson Beidoun called the meeting to order at 6:00 p.m.

ROLL CALL: Present: **Carolyn Shearer, Michelle Case, Darlene MacMillan, Jack Ferguson, Dominick Tringali, Cynthia Pavlich, Dominic Patrus, Sam Beidoun**
Absent: Raymond Saelens
Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang, City Engineer Tim Juidici (OHM), City Attorney Dan Kelly (The Kelly Firm)
Guests: 23

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

Chairperson Beidoun welcomed new member of the Planning Commission, Michelle Case.

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – March 4, 2026

Moved by Pavlich to approve the minutes of March 4, 2026.

Second by Shearer.

VOTE: Yes: Shearer, MacMillan, Case, 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. City-Initiated Rezoning of 3077 Auburn Road. (6:03 p.m.)

Public Hearing/Motion – Recommendation to City Council for approval of the Rezoning of 3077 Auburn Road from R-4, One-Family Residential District to D, Downtown District, or any other appropriate zoning district.

Mr. Beidoun opened the public hearing at 6:03 p.m.

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

Mr. Cohen stated that this is a City-initiated proposal to rezone 0.15 acres (Sidewell No. 14-25-351-023) from R-4, One-Family Residential District to D, Downtown District. The property is located at 3077 Auburn Road. The adopted City of Auburn Hills Master Land Use Plan shows this parcel as “Downtown Mixed Use.”

In March 2026, the Auburn Hills City Council approved plans for a 91-space municipal parking lot on a portion of the former Farm Boy property along Auburn Road. This parking lot is intended to serve the Downtown area and Riverside Park. During the public review of that project, the owners of 3077 Auburn Road contacted the City to express interest in selling their property. The City Council and the property owners reached an agreement, and the City has entered into a purchase agreement to acquire the land.

If the proposed rezoning is approved, the City intends to extend the municipal parking lot onto this property, adding 20 net parking spaces. This would increase the lot's total size from 91 to an estimated 111 spaces.

Staff recommends approval of the rezoning request.

Mr. Cohen, Director of Community Development, City of Auburn Hills, was available to answer any questions from the Commission.

The Commission asked whether this lot would be for public use or designated parking for specific buildings.

Mr. Cohen explained that the parking lot is intended to serve general Downtown parking needs, consistent with the City's broader approach to municipal parking facilities. He noted that the City is evaluating the potential implementation of a paid residential permit program across select municipal parking lots, pending a better understanding of overall usage patterns. If warranted, a portion of the spaces within these lots could be designated or licensed for future use by Downtown residential occupants.

There being no public comments, Mr. Beidoun closed the public hearing at 6:06 p.m.

**Moved by Pavlich to recommend to City Council the approval of the rezoning of 3077 Auburn Road from R-4, One-Family Residential District to D, Downtown District.
Second by Shearer.**

VOTE:

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

No: None

Motion Carried (8-0)

5b. River Bend Townhomes – 3180-3200 Auburn Road. (6:07 p.m.)

Public Hearing/Motion – Recommendation to City Council for combined PUD Step One – Qualification/Step Two – Site Plan approval to facilitate the redevelopment of the property to allow the construction of a residential development with 32 townhomes.

Mr. Beidoun opened the public hearing at 6:07 p.m.

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

Mr. Cohen stated that this is a request from Vesta Homes, Inc. for Planned Unit Development Option (PUD) approval to allow for the construction of a residential condominium development consisting of 32 townhomes on a 2.08-acre parcel located south of Auburn Road and west of the Clinton River. The property is zoned I-1, Light Industrial District.

In 2019, the City's Brownfield Redevelopment Authority (BRA) initiated environmental remediation efforts at 3180 Auburn Road. After acquiring the land, an investigation of the site identified leaking underground storage tanks that had released petroleum contaminants into the surrounding soil. After several years of investigation, remediation, and regulatory coordination, the BRA achieved site clean-up closure in May 2025, meaning that EGLE has reviewed and approved the remediation efforts and determined that the property meets applicable long-term environmental compliance standards.

The proposed \$10 million development will consist of five townhouse-style buildings containing a total of 32 condominium units, all owner-occupied. The development provides 88 parking spaces, exceeding the 2.5 spaces per unit zoning requirement. The parking supply is expected to accommodate residents and their guests while minimizing potential impacts on the City's public parking system.

Mr. Cohen explained that the proposed project meets the PUD qualification criteria by advancing the goals of the Auburn Hills Downtown Economic Enhancement Strategy and the West Auburn Road Neighborhood Master Plan. The development introduces additional housing opportunities near Downtown, supporting the City's long-standing objective of creating a walkable, mixed-use environment anchored by a stronger residential base.

The proposed redevelopment provides a net community benefit by transforming an underutilized, once-contaminated industrial property into a productive residential neighborhood that supports the continued growth and vitality of the Downtown. The project also extends the Downtown streetscape west of the Clinton River.

Staff recommends approval of the request.

Mike Mattera, Vesta Homes, 31400 Kendall, Suite A, Fraser, MI 48026, was available to answer any questions from the Commission.

The Commission asked about the following:

1. The selling price for each unit; and
2. Handicap access.

Mr. Mattera stated that the units will probably sell in the high \$300,000 range. He further explained that handicapped/accessible parking will be available on site, but the units themselves have several flights of stairs to access the living areas from the ground floor and thus do not accommodate accessible or universal design living.

There being no public comments, Mr. Beidoun closed the public hearing at 6:14 p.m.

Moved by MacMillan to recommend to City Council approval of the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan for River Bend Townhomes subject to the conditions of the City’s Administrative Review Team.

Second by Patrus.

VOTE:

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

No: None

Motion Carried (8-0)

**5c. OCC CREST Center Building Addition and Renovations – 2900 Featherstone Road. (6:15 p.m.)
Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit, Site Plan, and Tree Removal Permit approval to allow for the expansion and renovation of the CREST Center, new maintenance building, and parking lot improvements.**

Mr. Beidoun opened the public hearing at 6:16 p.m.

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

Mr. Cohen stated that this is a request from Oakland Community College (OCC) to expand and renovate the Combined Regional Emergency Services Training (CREST) Center located on a 31-acre parcel zoned I-1, Light Industrial District. The site is located at 2900 Featherstone Road and consists of approximately 79,000 square feet.

The CREST facility is a training “city” that simulates emergency situations faced by law enforcement, fire/EMS departments, and civilian first responders in controlled, live-scenario environments.

The proposed project will involve renovating and expanding the existing building to create a modern indoor training facility. The project will provide additional administrative and instructional space while enhancing overall operational efficiency. The indoor facility is designed to coordinate with the existing outdoor simulated “city” training environment, which includes residential structures, a motel, a bank, and a five-story training tower. The expansion will provide realistic one- and two-story structures, such as a school, office, restaurant, and convenience store, enabling repeated hands-on training exercises. The facility also includes a 15-lane indoor firearms training range, with five lanes designed for rifle training distances.

The project requires 174 replacement trees. The landscape plan provides for the on-site planting of 49 trees located around the building expansion and new parking areas. Due to limited space in the immediate vicinity of the CREST facility, staff worked with OCC to develop a plan to plant the remaining 125 replacement trees at appropriate locations throughout the campus.

Staff recommends approval of the request.

Bob Kelly, Executive Director of OCC Facility Operations, 2900 Featherstone Rd, Auburn Hills, MI 48326 and Juli Sala, Anderson, Eckstein and Westrick, Inc., 51301 Schoenherr Rd, Shelby Township, MI 48315 were available to answer any questions from the Commission.

Mr. Sala advised the Commission that the project, which has taken three years to formulate, would take 18 months to complete.

There being no public comments, Mr. Beidoun closed the public hearing at 6:22 p.m.

Moved by Shearer to recommend to City Council approval of the Special Land Use Permit, Site Plan and Tree Removal Permit for OCC CREST Center Building Addition and Renovations subject to the conditions of the City's Administrative Review Team.

Second by MacMillan.

VOTE:

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

No: None

Motion Carried (8-0)

5d. FANUC Service First Academy – Parking Lot Expansion – 2630 Featherstone Road. (6:23 p.m.)

Public Hearing/Motion – Recommendation to City Council for Site Plan and Tree Removal Permit approval to implement the construction of previously approved land banked parking spaces.

Mr. Beidoun opened the public hearing at 6:24 p.m.

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

Mr. Cohen stated that this is a proposal from FANUC America Corporation for approval of a Site Plan and Tree Removal Permit to construct a 205-space parking lot expansion on a portion of a 67-acre parcel zoned T&R, Technology and Research District. The site is located at 2630 Featherstone Road.

The proposed project would increase total parking on FANUC's West Campus to 1,000 spaces. Parking is shared between the two buildings on the property. This parking area was previously landbanked as part of the West Campus approval in 2022 and is now being developed and utilized to support current operational needs. The additional parking will accommodate FANUC's reuse of the former Western Michigan University Cooley Law School building as the FANUC Service First Academy, which is currently undergoing renovations.

The project requires 130 replacement trees. The landscape plan provides for the on-site planting of 73 replacement trees surrounding the new parking lot. The property is heavily wooded, making it difficult to accommodate the full number of required trees. FANUC proposed to contribute to the City's Tree Fund in lieu of planting the remaining 57 trees. A payment of \$21,660 (57 trees at \$380 per tree) will be made prior to the mass grading of the site. FANUC and its consultant, Nowak & Fraus, coordinated with the City's Woodland consultant to shift the parking lot design to the west to preserve a 51-inch diameter white oak tree.

Staff recommends approval of the request.

Representatives of Nowak & Fraus Engineers, 46777 Woodward Ave., Pontiac MI 48342 and Matthew DeIPup, FANUC America Corporation, 2600 Featherstone, Auburn Hills, MI 48326, were available to answer any questions from the Commission.

The Commission commended FANUC and its team for their willingness to shift the parking lot to preserve the large white oak tree.

There being no public comments, Mr. Beidoun closed the public hearing at 6:26 p.m.

Moved by Pavlich to recommend to City Council approval of the Site Plan and Tree Removal Permit for FANUC Service First Academy – Parking Lot Expansion subject to the conditions of the City’s Administrative Review Team.

Second by Patrus.

VOTE:

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

No: None

Motion Carried (8-0)

5e. Lear Corporation – 3600 Giddings Road. (6:27 p.m.)

Public Hearing/Motion – Recommendation to City Council for combined PUD Step One – Qualification/Step Two – Site Plan and Tree Removal Permit approval to allow the redevelopment of the existing facility and operate an automotive seating assembly facility with associated outside storage of trailers.

Mr. Beidoun opened the public hearing at 6:28 p.m.

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

Mr. Cohen stated that this is a request from Lear Corporation for approval of a Planned Unit Development Option (PUD) and a Tree Removal Permit to renovate and utilize approximately 77% of an existing 431,051-square-foot industrial building on a 27.8-acre site located at 3600 Giddings. The proposal also includes modifications to the associated parking areas and loading/unloading facilities. The property is zoned T&R, Technology and Research District.

Lear Corporation is a Tier 1 supplier that provides vehicle seats, seat components, electrical systems, and electronics to automakers worldwide. The seats assembled at this location will support production for GM’s Lake Orion Assembly Plant in Orion Township.

The development is expected to generate approximately 14 semi-trailer truck trips per day to deliver materials to the site via M-24 and Taylor Road, and approximately 10 semi-trailer truck trips per day to transport finished products to the GM Orion Assembly plant via Giddings Road. Due to heavy truck traffic, roadway and site access improvements are being undertaken to mitigate potential impacts on the surrounding transportation network. The City is planning to construct a roundabout at the intersection of Giddings Road and Taylor Road, along with related traffic improvements to improve circulation in the area.

Lear is also requesting to store up to 37 semi-trailers outside the facility due to its just-in-time (JIT) nature. This JIT management strategy aligns the Lear seat assembly and delivery timing directly with the GM Orion Assembly Plant’s production schedule. This storage area will be on the site’s south side. The design of the masonry walls and additional vegetation will serve to screen the property from public view.

Mr. Cohen explained that the proposed Lear facility is a more intensive industrial land use than typically permitted in the T&R District. As a path forward, staff suggested the PUD Option would be the best mechanism to implement the project. For the development to become eligible, it must provide a recognizable net public benefit to the health, safety, and welfare of the City’s residents. Staff finds the project would offer numerous net public benefits and meet several of the criteria for PUD qualification, such as:

1. Provision of financial contribution to assist with creating and maintaining off-site improvements;
2. Mitigation to offset impacts on public facilities such as road and utility improvements; and
3. High-quality landscaping.

Mr. Cohen explained that the proposed project provides a net community benefit as Lear has agreed, at the City's request, to contribute up to \$2 million to help cover the cost of the intersection improvements. Funding assistance is also being sought through the Michigan Department of Transportation (TEDF grant).

The PUD's conditions also ensure the property can transition back to a high-tech, clean industrial use following Lear's departure. Accordingly, within 180 days after Lear or any successor or assign, no longer leases or owns any portion of the property, all site and building improvements made as a part of this project will be removed, and the affected areas will be restored to a condition generally consistent with the property's current state, with the exceptions shown on the restoration plan included with the site plan. Additionally, the full required parking supply of 517 spaces, as determined by the building's size, will be constructed on the site following Lear's departure.

Staff recommends approval of the request.

Sam Ashley, Cunningham Limp, 28970 Cabot Drive, Suite 100, Novi, MI 48377 and Doug Daugherty, Lear Corporation, 2930 W. Auburn Road, Rochester Hills, MI 48309, were available to answer any questions from the Commission.

Mr. Ashley emphasized Lear's commitment to mitigating and improving truck access to the property.

The Commission asked about the following:

1. Whether there will be tractors will be utilized on site;
2. Storage of hazardous materials; and
3. Restoration of the detention basin.

Mr. Ashley stated that there will be no over-the-road cabs left on site overnight, unattached to trailers, nor will the trucks be hauling hazardous materials. A yard mule moving trailer will be used to move trailers between the storage area and the loading docks. The trucks will only carry seating components. He also stated that the detention basin's capacity will need to be increased and will be addressed in engineering.

~~Ron Moniz, 3003 Garden Court, Auburn Hills, MI 48326, asked about whether the trucks will use Taylor Road. Mr. Ashley explained that the trucks will be GPS equipped and will be prohibited from using Taylor Road. Any violation will be addressed. Mr. Moniz also asked if the property would be closed after 11:30 p.m. Mr. Ashley said that there will be 24-hour on-site security.~~

~~Mr. Moniz expressed concern about the additional traffic from other JIT operations on Brown Road and Giddings Road. Mr. Cohen explained that the GM facility is restricted under its Development Agreement to using only M-24 and Brown Road.~~

Ron Moniz, of 3003 Garden Court, Auburn Hills, MI 48326, asked whether trucks associated with the project would use Taylor Road west of Giddings Road. Mr. Ashley explained that all trucks will be GPS-equipped and prohibited from traveling on that part of Taylor Road, and that any violations will be addressed. Mr. Ashley further confirmed that LEAR trucks will not travel on Giddings Road south of Taylor Road or on Taylor Road between Joslyn Road and Giddings Road. Trucks requiring access to the GM plant will instead use Giddings Road north of Taylor Road to Brown Road. Mr. Moniz also asked whether the property would be closed after 11:30 p.m. Mr. Ashley responded that 24-hour on-site security will be provided. *(Note: Minutes amended on 4-21-26 per comments made by Mr. Moniz at the 4-20-26 City Council meeting at the time of City Council receipt of the minutes)*

Mr. Moniz asked about the days of operation. Mr. Ashley explained that the facility will operate with two shifts, Monday through Friday, and will be staffed with security 24/7. He also stated that the trucks are all third-party-owned and will be GPS-monitored. The traffic routes will be specified in the Development Agreement.

There being no further public comments, Mr. Beidoun closed the public hearing at 6:46 p.m.

Moved by MacMillan to recommend to City Council approval of the combined Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for Lear Corporation subject to the conditions of the City’s Administrative Review Team.

Second by Ferguson.

VOTE:

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

No: None

Motion Carried (8-0)

5f. Sheetz Auburn Hills – 3880 Lapeer Road. (6:47 p.m.)

Public Hearing/Motion – Recommendation to City Council for combined PUD Step One – Qualification/Step Two – Site Plan and Tree Removal Permit approval.

Mr. Beidoun opened the public hearing at 6:48 p.m.

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

Mr. Cohen stated that this is a request from Skilken Gold, a developer representing Sheetz, Inc., for Planned Unit Development Option (PUD) and Tree Removal Permit approval to redevelop the site and construct a Sheetz store on a 3.18-acre parcel, zoned I-2, General Industrial District. The site is located at 3880 Lapeer Road.

This proposal consists of a passenger vehicle fueling area with 14 fueling positions and a 6,139-square-foot convenience store with a restaurant. A small outdoor seating area is provided on the west side of the building.

The City staff recommended to Sheetz the PUD option as the best mechanism for implementing the proposed project. The primary deviation requested via the PUD Option is to allow the gasoline service station to be developed in the I-2, General Industrial District. The project will generally follow B-2, General Business District standards, as the previous restaurant proposal did via Special Land Use Permit approval in 1991.

Mr. Cohen stated that he finds the proposed development satisfies multiple criteria for PUD qualification and provides several net public benefits to the community. He noted that the subject property has experienced frequent tenant turnover over the past thirty years and has remained vacant in recent years, reflecting a pattern of underutilization. The proposed Sheetz development presents a meaningful opportunity to reinvest in the site by introducing a high-quality fueling and retail establishment that will serve residents, visitors, and motorists traveling through Auburn Hills.

Mr. Cohen further explained that the redevelopment advances the economic vitality of the Lapeer Road corridor and the City as a whole by:

1. Eliminating a long-vacant structure and addressing site blight through reinvestment in an underutilized property;
2. Promoting the efficient use and enhancement of existing infrastructure;
3. Significantly improving the site’s appearance and overall condition;
4. Introducing a modern, well-designed commercial use that enhances the character of the corridor;
5. Providing needed services and creating employment opportunities for Auburn Hills residents; and
6. Supporting nearby commercial and industrial uses, as well as visitors and motorists traveling along the State highway with vehicle 24/7 fueling, retail, and food services.

Mr. Cohen also noted that this project, in conjunction with the redevelopment of the former Palace of Auburn Hills site, represents continued reinvestment along the Lapeer Road corridor. These projects are expected to contribute to the ongoing evolution and revitalization of the area and may serve as a catalyst for additional private investment and modernization of surrounding properties, consistent with the City Council’s goals and objectives.

Mr. Cohen stated that the applicant provides additional tangible net community benefits by proposing to use a high-quality building prototype featuring a brick-and-stone façade with earth-tone materials, which exceeds the City's Architectural Design Policy and by committing to donate \$100,000 to the Auburn Hills Community Foundation for public purposes.

Staff recommends approval of the request.

Alex Siwicki, Sheetz Corporation, Altoona, PA, and John Gaber, Williams, Williams, Rattner & Plunkett, PC, 380 N. Old Woodward, Suite 300, Birmingham, MI 48009, were available to answer any questions from the Commission.

The Commission asked about the following:

1. The number of EV charging stations and whether they will be quick charge stations;
2. Protection for the outdoor eating space;
3. Sheetz's level of community involvement;
4. Hours of operation;
5. The number of anticipated employees;
6. The potential of big trucks on the property;
7. Where the fuel will be hauled from;
8. Whether diesel fuel will be offered; and
9. Sheetz's business philosophy regarding competition.

Mr. Siwicki explained that the site will be prepped for six charging stations. A third party will be contracted to provide the actual service, and they will determine what type of stations will be installed. The outdoor eating area will be protected by bumpers and stone planters.

Mr. Siwicki stated that Sheetz has several departments dedicated to community involvement and various charities. This location will be open 24/7 and will employ approximately 30-35 full-time employees. Mr. Siwicki confirmed that this will not be a truck stop and will not have fueling areas for large trucks. At this time, the fuel will likely be brought in from Romulus. Each pump will offer diesel and other grades of gasoline.

Mr. Siwicki explained that Sheetz is not attempting to damage anyone else's business but looks forward to contributing to the community.

Tarek Gayar, 1960 S. Hammond Lake Drive, Bloomfield Hills, MI 48302, and owner of the Marathon Gas Station located at 4000 Lapeer Road, Auburn Hills, MI 48326, expressed concern with the additional traffic issues caused by this development. He also expressed his opposition to this development as it will severely harm his business, which has been in place for twenty-six years. He feels that while competition is good for consumers, existing businesses should be given consideration.

Mike Hustzti, HLI Land Brokers, LLC, Milford, MI 48381, representing the interests of Mr. Gayar and Mr. Hanna, expressed concerns regarding the proposed project and distributed a letter outlining his position that the development does not meet the City's zoning ordinance requirements for PUD qualification. He also questioned the proposed \$100,000 donation, noting that it would set a precedent for developers to influence the approval process. In addition, he suggested that the City Assessor conduct a property tax analysis, stating that it would confirm the proposed Sheetz gas station would result in market cannibalization and potential closures of the nearby existing gas stations. He also expressed concerns about traffic impacts with the Sheetz proposal. Based on these concerns, he requested that the Planning Commission either deny the application or table it to allow additional time to review and analyze the project's traffic study.

As requested by Mr. Beidoun, Dan Kelly, City Attorney, explained that the City does not make land use decisions based on market demand or to protect existing businesses from competition. He explained that competition can benefit consumers by increasing choice and encouraging reinvestment in nearby properties. He also noted that it is common and legally appropriate for a developer to make a financial contribution for public purposes or provide a similar public benefit as part of meeting the requirements for PUD approval.

~~Izzat Hanna, 1651 Hamlet Drive, Troy, MI 48064, and owner of the BP Station located at 3640 Lapeer Road-~~
Hesham Gayar, 24472 Northwestern Hwy, Southfield, MI 48075, thanked the Planning Commission for their service. He spoke against the application due to traffic concerns and the poor planning of having two gas stations side by side. *(Note: Minutes amended on April 21, 2026, as staff was advised that the incorrect person was listed.)*

Tim Juidici, the City's consulting engineer, indicated the traffic engineers at his firm are satisfied with the findings of the traffic study conducted by Sheetz and support the project as designed. He indicated that Lapeer Road is a State highway under the Michigan Department of Transportation's driveway permitting jurisdiction.

John Gaber stated that he agrees with Mr. Kelly and the City's administrative review team's findings. He stated that Sheetz believes the proposal meets the requirements for a PUD and that the Sheetz store will be well-run, secure, and provide benefits to residents of Auburn Hills and to travelers.

As requested by Mr. Beidoun, Mr. Kelly reviewed the Planning Commission's role in the PUD review process. He explained that, while concerns had been raised about the potential economic impact on nearby gas stations from the new Sheetz development, such considerations do not constitute a valid basis for denial under zoning and land use law. He emphasized that the Commission's review is limited to determining whether the proposed use is appropriate for the site and complies with applicable ordinance standards.

Mr. Kelly stated that Mr. Cohen had provided a thorough explanation in his written report and presentation tonight, demonstrating several qualifying factors and supporting findings of fact for PUD approval. Based on the facts presented and the community benefits offered by the project, Mr. Kelly indicated that City staff have appropriately demonstrated and determined that the proposal meets the City's PUD ordinance requirements for qualification and approval.

There being no further public comments, Mr. Beidoun closed the public hearing at 7:49 p.m.

Moved by Patrus to recommend to City Council the approval of the combined PUD Step One-Concept Plan and PUD Step Two-Site Plan and Tree Removal Permit for Sheetz Auburn Hills, subject to the conditions of the City's Administrative Review Team as set forth in the Staff Recommendation Report, and further conditioned upon Sheetz obtaining approval from the Michigan Department of Transportation for a commercial driveway permit.

Second by Tringali.

VOTE:

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

No: None

Motion Carried (8-0)

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS – None.

8. COMMUNICATIONS

9. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, May 6, 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 7:59 p.m.

Submitted by:

Susan McCullough, MiPMC III, CMC

Recording Secretary



City of Auburn Hills Planning Commission

Annual Report June 1, 2025 - May 31, 2026

Under the Michigan Planning Enabling Act, PA 33 of 2008, the Planning Commission is required to provide an annual report to the City Council. This report is intended to coincide with the City Council’s review of the City budget.

This report discusses the following topics:

1. Summary of the Commission’s operations during the past 12 months
2. The status of any ongoing planning activities
3. Recommendations to the City Council related to planning/development and funding

Commission Operations

The Commission is governed by the Michigan Planning Enabling Act and the City’s Zoning Ordinance. During the 12 months starting on June 1, 2025, and ending on May 31, 2026, the Commission’s membership was as follows:

Greg Ouellette, Chairperson (until November 2025)
 Sam Beidoun, Chairperson
 Darlene MacMillian, Vice-Chairperson
 Carolyn Shearer, Secretary
 Jack Ferguson, City Council Liaison

Michelle Case (appointed March 2026)
 Cynthia Pavlich
 Dominic Patrus (appointed June 2025)
 Raymond Saelens
 Dominick Tringali

During this period, the Commission held seven meetings and made recommendations to the City Council on 20 development-related items.

Measurable	Y2016 -2017	Y2017 -2018	Y2018 -2019	Y2019 -2020	Y2020 -2021	Y2021 -2022	Y2022 -2023	Y2023 - 2024	Y2024 - 2025	Y2025 - 2026
Meetings	13	11	11	9	7	6	9	9	8	7
Site Plans	17	12	12	10	3	7	7	5	4	5
Special Land Use Permits	11	7	8	9	4	11	5	9	5	3
Tree Removal Permits	7	11	13	9	1	4	10	7	3	6
Planned Unit Developments	5	6	6	4	3	1	7	3	1	3
Rezoning	4	4	5	0	1	0	1	1	1	2
Master Plan Amendments	1	1	0	0	0	0	0	0	0	0
Text Amendments	4	1	2	1	1	1	1	1	2	1
Private Road	0	0	0	0	1	1	0	0	0	0
Total Projects	49	42	46	33	14	25	31	26	16	20

Professional Planning Support Staff

Steve Cohen, Director of Community Development, serves as the primary staff liaison to the Planning Commission and has supported the Commission since October 4, 1999. Mr. Cohen is a certified planning professional through the American Institute of Certified Planners (AICP), the professional institute of the American Planning Association. He has more than 32 years of professional experience in urban planning and holds both a Bachelor's degree and a Master's degree in Urban and Regional Planning from Michigan State University. In his role as Director of Community Development, Mr. Cohen oversees all aspects of the City's development review process, including land use planning, zoning administration, and the implementation of adopted planning policies and ordinances.

Devin Lang, Assistant Director of Community Development, has assisted Mr. Cohen with providing staff support to the Planning Commission since November 16, 2023. Among other duties, Mr. Lang oversees the implementation of private construction projects and ensures that City-approved permits are complied with. He has a Bachelor of Science in Fisheries and Wildlife from Michigan State University and is currently pursuing a Master of Public Administration from Purdue Global University.

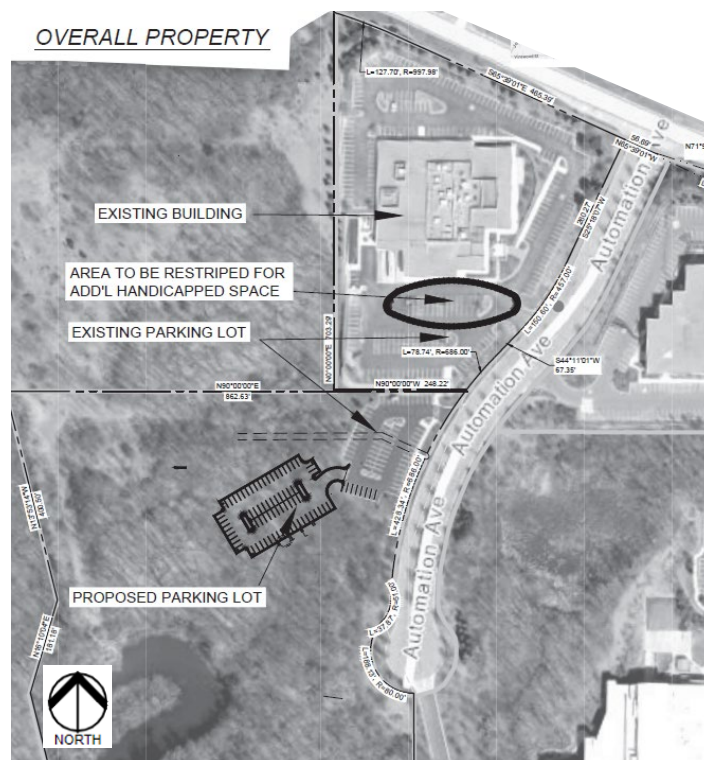
Notable Planning Commission Actions

A. Development Applications

Notable projects reviewed by the Commission were the following:

1. Brose Parking Lot Addition

Request from Brose North America for Site Plan and Tree Removal Permit approval to construct an additional 75 parking spaces at its North American Headquarters facility located at 3933 Automation Avenue. The new parking area will expand the facility's overall parking capacity to 420 spaces. The parking expansion will complement and support the company's interior renovations of the facility. The parcel is zoned T&R, Technology and Research District.



Overall view of the site

2. Auburn Hills Municipal Campus Fuel Island

Request from the Auburn Hills Tax Increment Finance Authority and the Department of Public Works for Site Plan and Tree Removal Permit approval to construct a dual-dispenser fuel island on the City’s municipal campus, located at 1827 N. Squirrel Road. The fuel island will serve municipal vehicles only and will not be open to the public. The proposed facility will provide a secondary location for refueling municipal vehicles with gasoline, diesel fuel, and diesel exhaust fluid. The addition is intended to reduce the City’s reliance on the existing fueling station located at the Department of Public Works facility. Establishing a fueling location on the municipal campus will improve fleet operations, support the operational readiness of emergency vehicles, and reduce service interruptions caused by traveling off-site for refueling. The property is zoned R-1, One-Family Residential District.



Illustrated Site Plan

3. Oakland Christian School – Automatic Changeable Copy Sign

Request from Oakland Christian School for Special Land Use Permit 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.



Rendering showing that the proposed sign

4. Auburn Hills Downtown Municipal Parking Lots

City-initiated proposal to establish two new public parking lots to serve Riverside Park and Downtown Auburn Hills. The proposal included:

- A. A request to Rezone the former Farm Boy property at 3157 Auburn Road from B-2, General Business District to D, Downtown District.
- B. A request for Site Plan approval to construct 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.



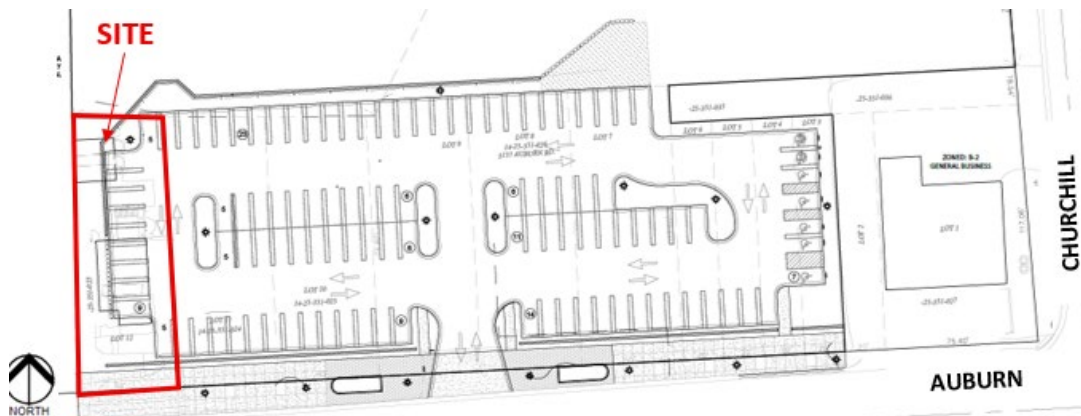
Aerial Photo



Illustrated Site Plan

5. City-Initiated Rezoning – 3077 Auburn Road

Request from the City of Auburn Hills to Rezone approximately 0.15 acres (Sidwell No. 14-25-351-023) from R-4, One-Family Residential District, to D, Downtown District. The subject property is located at 3077 Auburn Road. The proposed rezoning would allow the City to expand the adjacent municipal parking lot onto the property, resulting in a net increase of approximately 20 parking spaces. Upon completion, the total parking supply on the “Farm Boy” lot is anticipated to increase from 91 spaces to approximately 111 spaces.



Initial concept showing the proposed parking lot extension utilizing the 3077 Auburn Road property

6. River Bend Townhomes - 3180-3200 Auburn Road

Request from Vesta Homes, Inc. for Planned Unit Development Option approval to allow for the construction of a residential condominium development on a 2.08-acre parcel located south of Auburn Road and west of the Clinton River. The property is zoned I-1, Light Industrial District. The proposed development will consist of five townhouse-style buildings containing a total of 32 condominium units, all of which will be owner-occupied. Each unit will be approximately 1,594 square feet and will include a one-car garage, along with a 20-foot-deep driveway apron providing an additional parking space. The site plan also includes 24 off-street parking spaces designated for visitors. In total, the development provides 88 parking spaces, exceeding the 2.5 spaces per unit zoning requirement. This parking supply is expected to adequately accommodate residents and their guests while minimizing potential impacts on the City's public parking system. In addition, the development includes open-space amenities, including a gazebo and an internal sidewalk network, to serve future residents.



Illustrated site plan



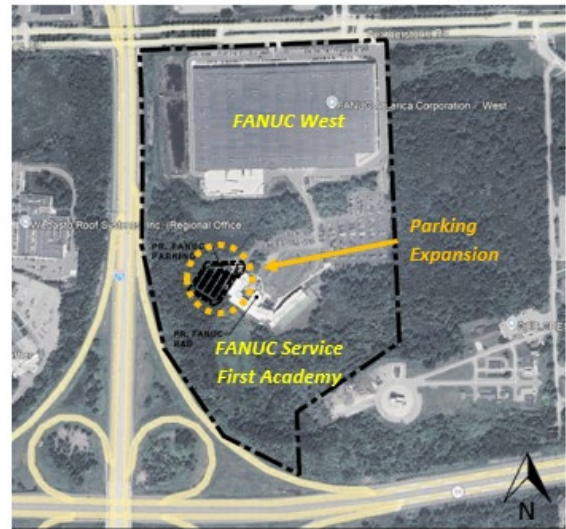
Artist rendering of the proposed buildings as viewed from Auburn Road

8. FANUC Service First Academy - Parking Lot Expansion - 2630 Featherstone Road

Request from FANUC America Corporation for Site Plan and Tree Removal Permit approval to construct a 205-space parking lot expansion on a portion of a 67-acre parcel zoned T&R, Technology and Research District. The site is located at 2630 Featherstone Road.

The proposed project would increase the total number of parking spaces on FANUC’s West Campus to 1,000. Parking is shared between the two buildings on the property. This parking area was previously landbanked as part of the West Campus approval in 2022 and is being developed/implemented to support current operational needs.

Specifically, the additional parking is intended to accommodate FANUC’s reuse of the former Western Michigan University Cooley Law School building as the FANUC Service First Academy, which is currently undergoing renovations.



Location Map

9. Lear Corporation – 3600 Giddings Road

Request from Lear Corporation for Planned Unit Development Option and Tree Removal Permit approval to renovate and utilize approximately 77% of an existing 431,051-square-foot clean industrial building on a 27.8-acre site located at 3600 Giddings. The proposal also includes modifications to the associated parking areas and loading/unloading facilities. The property is zoned T&R, Technology and Research District. The company plans to renovate the interior of the building and improve the exterior of the site. These updates will prepare the facility to operate the company’s modern and highly efficient vehicle seat assembly program. The seats assembled at this location will support production for GM’s Orion Assembly Plant.



Illustrated site plan

10. Sheetz Auburn Hills – 3880 Lapeer Road

Request from Skilken Gold, a developer representing Sheetz, Inc., for Planned Unit Development Option and Tree Removal Permit approval to redevelop the site and construct a Sheetz store on a 3.18-acre parcel, zoned I-2, General Industrial District. The site is located at 3880 Lapeer Road. The proposed project will consist of a passenger vehicle fueling area with 14 fueling positions and a 6,139-square-foot convenience store with a restaurant. A small outdoor seating area is provided on the west side of the building. This project, in combination with the redevelopment of the former Palace of Auburn Hills property into a GM parts assembly plant, is expected to contribute to the continued evolution and refresh of this segment of Lapeer Road.



Rendering of the property looking east from Lapeer Road

B. Text Amendment to the Zoning Ordinance

1. Article IX. B-2, General Business Districts.

Revision to the Zoning Ordinance 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 at gasoline service stations have been prohibited for decades, the issue has become an ongoing challenge for the City in enforcing the ordinance. Over time, proprietors frequently relocate bulky items, such as ice chests and propane tanks, outdoors to create additional interior space for food, beverages, and retail merchandise in convenience stores. As conditions evolve, these items are often placed on sidewalks or in front of convenience store entrances.

After reviewing the issue, the Planning Commission recommended that the City Council amend the Zoning Ordinance to permit the outdoor storage of ice chests and propane tanks at existing gasoline service stations without requiring an enclosure. The Commission determined that this service provides convenience to Auburn Hills residents and the public.



Outdoor storage of ice chests and propane tanks

The City of Auburn Hills currently has 18 branded gasoline service stations, excluding facilities operated by Costco and Sam’s Club. Because each station has unique site conditions and approval requirements based on when it was originally developed, the proposed generalized ordinance language would provide City staff with flexibility to develop site-specific solutions that address barrier-free accessibility, safety, circulation, and other operational considerations. Enclosures would continue to be required for newly constructed gasoline service stations. No other outdoor storage or sales, including items such as firewood or washer fluid, would be permitted under the proposed amendment.

C. Planning: Age-Friendly Auburn Hills Y2025-2030 Action Plan

Karen Adcock, Director of Recreation and Senior Services, and Jacqueline Monroy, Age-Friendly Planning Assistant/Senior Services Program Coordinator (now Senior Services Director), provided an overview of the Y2025-2030 Age-Friendly Action Plan. They highlighted the following action items that will be implemented by the City:

Domain: Communication & Information

- Reorganize the Senior Support Services website to more effectively showcase the resources available to seniors in Auburn Hills.
- Better advertise the new resident packet to new Auburn Hills residents.
- Make the printed newsletter compliant with upcoming ADA laws.
- Create and circulate magnets with important City information.
- Include a director in the newsletter with information on what each department does. Use the directory for the main phone line to get residents to the right departments.

Domain: Social & Civic Participation

- Improve the promotion of all transportation options.
- Explore a partnership with higher education between students and older adults to earn college credits in exchange for chore services.
- Create a City citizens academy for Auburn Hills residents to meet and understand every department.
- Explore partnerships with a local school district for a senior swim program.
- Increase the number of nature programs.
- Redesign one of the current parks to be more inclusive of different abilities.

Domain: Public Safety & Emergency Preparedness

- Increase scam education for all ages.
- Explore an initiative to improve house identification.
- Provide emergency preparation classes for Auburn Hills residents.
- Provide personal safety and self-defense classes for all ages.
- Create a fillable, tear-out emergency plan worksheet in the newsletter that residents can complete with their households.

Support Staff Training

Steve Cohen participated in several training opportunities in 2025 and 2026 to further advance his skills. AICP planners, such as Mr. Cohen, are required to obtain professional development training to maintain their credentials. AICP planners must earn at least 32 Certification Maintenance (CM) credits (1 hour = 1 CM credit) within a designated two-year reporting period. A minimum of 1.0 credits must

be on planning law, sustainability and resilience, ethics, and equity. Mr. Cohen has earned 44.75 CM credits for the reporting period of January 1, 2024 and December 31, 2025, and has fulfilled his required educational credits. Mr. Cohen and Mr. Lang attended the Michigan Chapter of the American Planning Association Conference in Kalamazoo from October 23-24, 2025.

Commission Training

Training is a high priority for the Planning Commission and City Council. Members face an enormous responsibility to help guide the community's physical development. Poor decisions could lead the City into costly litigation. The Planning Commission has benefited greatly over the years from training, whether for new members who want to learn about planning or veteran members who need to stay current with changes in the law and planning practices. This proactive Planning Commissioner training program, combined with a well-trained staff. This record of accomplishment has enabled the City to lower its general liability insurance rates over the years, resulting in savings for taxpayers.

Members Sam Beidoun, Jack Ferguson, Darlene MacMillan, and Dominic Patrus attended the Michigan Chapter of the American Planning Association Conference in Kalamazoo from October 23-24, 2025. Jack Ferguson, Darlene MacMillan, and Dominic Patrus participated in the Citizen Planner training offered during the conference.

Planning Commission Terms and Attendance Records

During this reporting period, the Planning Commission held seven regularly scheduled meetings and no special meetings. The table below outlines each member's term and attendance record.

Name	Term Endings	Regular Meetings	Percent Attended
Greg Ouellette	-	3 / 3	100%
Sam Beidoun	July 2026	7 / 7	100%
Darlene MacMillan	July 2027	7 / 7	100%
Carolyn Shearer	July 2028	7 / 7	100%
Jack Ferguson	Nov. 2026	7 / 7	100%
Michelle Case	July 2027	1 / 1	100%
Dominic Patrus	July 2026	7 / 7	100%
Cynthia Pavlich	July 2028	7 / 7	100%
Raymond Saelens	July 2027	5 / 7	71%
Dominick Tringali	July 2028	5 / 7	71%

Woodlands Preservation Ordinance – City’s Tree Fund

During this reporting period, Brose and FANUC elected to make payments totaling \$33,060 into the City’s Tree Fund for future tree plantings, as it was not feasible to accommodate the required replacement trees on-site for their parking lot expansions. The current amount of money in the Tree Fund is \$847,443.

Planned Unit Development Option – Financial Contributions for Public Purposes

During this reporting period, two developments, Lear Corporation and Sheetz, provided voluntary financial contributions totaling \$2.1 million to support public purposes, representing a net public benefit associated with their projects.

Planning Activities Per City Council's Y2025/2026 Strategic Goals & Objectives

1. Pursue redevelopment opportunities and incentivizing redevelopment; plan for potential changes with existing commercial properties
2. Explore opportunities for repurposing hotels
3. Continue to keep Auburn Hills friendly and livable for all ages
4. Leverage to the greatest degree our natural resources, parks, pathways, and waterways

Commission Recommendations to City Council

The Commission respectfully recommends that the City Council ensure that the Y2026 and Y2027 City of Auburn Hills Budgets allow for the following items:

1. Continued staff support from Steve Cohen, Devin Lang, and the City's Administrative Development Review Team
2. Funding for planning activities (e.g., citizen participation, maps, printing, technical research, Master Plan and Zoning Ordinances updates, etc.)
3. Funding for educational materials, technical training, and conferences for Planning Commission members and City staff.



CITY OF AUBURN HILLS PLANNING COMMISSION AGENDA

MEETING DATE: JUNE 3, 2026

AGENDA ITEM NO 7b.

COMMUNITY DEVELOPMENT

To: Chairperson Sam Beidoun and the Planning Commission
From: Steven J. Cohen, AICP, Director of Community Development
Submitted: May 27, 2026
Subject: Master Land Use Plan
Motion – To Support the Draft Editorial Changes to the City of Auburn Hills Master Land Use Plan and Brochure in Concept and Forward to the City Council Requesting Permission to Distribute for Comment Per State Law.

INTRODUCTION AND HISTORY

State law requires the Planning Commission to review its Master Plan at least once every five years following adoption. Amendments to the plan are not required if the Commission determines that no changes are necessary. The Commission’s review and findings must be recorded in the minutes of the meeting(s) at which the review is conducted.

Staff has completed its review of the 2018 Master Land Use Plan and recommends that the Planning Commission not undertake substantial amendments to the plan map at this time. Instead, staff recommends adopting the enclosed editorial updates to the plan document and its accompanying brochure.

PROPOSED EDITORIAL UPDATES

The recommended updates are limited to text corrections and factual revisions, organized by section:

- **Defining Auburn Hills** – Updated the City’s population figure; revised “FCA” to “Stellantis”; added a paragraph on Downtown Auburn Hills; and corrected the percentage of the tax base attributed to residential and non-residential properties.
- **Existing Land Use Patterns** – Updated land use data from 2017 to 2025 figures provided by Oakland County, with corresponding revisions to narrative percentages.
- **Future Land Use Plan** – Corrected the referenced plan date from 2009 to 2018.
- **Our Vision for the Future** – Removed references to Cooley Law School and Baker College.
- **List of Officials** – Updated the roster of City Council members, Planning Commission members, and City Administration.
- **Master Land Use Plan** – Updated the list of plans and studies to include all new and amended documents adopted since the previous brochure was published.

ADOPTION TIMELINE

The following schedule outlines the steps required under State law to adopt the proposed amendments.

Date	Action
June 3, 2026	The Planning Commission reviews the draft amendments and forwards them to the City Council, requesting authorization to distribute them for comment.
June 15, 2026	City Council reviews the amendments and authorizes distribution to adjacent municipalities, Oakland County, SEMCOG, and utilities for comment. A 42-day comment period is required by State law (expires July 28, 2026).
August 2026	Oakland County conducts an advisory review of the amendments.

Date	Action
September 9, 2026*	Planning Commission holds a public hearing to adopt the amendments. Notice is published in the Oakland Press and sent to adjacent municipalities and others at least 15 days prior to the hearing.
September 28, 2026	Following adoption by the Planning Commission, the City Council formally receives and files the updated plan.

** Meeting date anticipated to be rescheduled from September 16 to September 9.*

STAFF RECOMMENDATION

Staff recommends that the Planning Commission accept the draft amended Master Land Use Plan and brochure in concept, and forward the documents to the City Council with a recommendation to authorize their distribution in accordance with State law. The proposed editorial amendments remain consistent with the future land use classifications of adjacent and surrounding properties in both Auburn Hills and neighboring municipalities.

RECOMMENDED ACTION

Move to support the draft editorial changes to the City of Auburn Hills Master Land Use Plan and brochure in concept, and forward the documents to the City Council, requesting authorization to distribute per State law.



February 11, 2025

City of Pontiac Planning Commission
City of Lake Angelus Planning Commission
City of Rochester Hills Planning Commission
Charter Township of Waterford Planning Commission
Charter Township of Orion Planning Commission
Bloomfield Township Planning Commission
Lake Orion School District
Rochester School District
Pontiac School District
Avondale School District
Auburn Hills Chamber of Commerce
Road Commission for Oakland County
Michigan Department of Transportation
Oakland County Planning Division
Oakland County Board of Commissioners
Oakland County Water Resources Commissioner's Office
Southeast Michigan Council of Governments (SEMCOG)
Michigan Department of Environment, Great Lakes, and Energy (EGLE) - Warren District Office
Canadian National Railway
SMART
DTE Energy
ITC Holdings
Consumers Energy
SBC Ameritech
Comcast Cable

RE: Proposed Update to the City's Master Land Use Plan
Intent to Plan

To Whom It May Concern:

Pursuant to the Michigan Planning Enabling Act, this notification has been provided to inform you of the City's intent to prepare an update to the *City of Auburn Hills Master Land Use Plan*. A copy of the draft Plan will be made available for your review and comment before the City's public hearing on the plan update.

We welcome your cooperation, comments, and involvement in developing this proposed plan update. For more information, please call (248) 364-6941 or e-mail scohen@auburnhills.org.

Sincerely,

Steven J. Cohen, AICP
Director of Community Development



MASTER LAND USE PLAN

The City of Auburn Hills Master Land Use Plan strives to build a coherent vision of the City's future from the visions of a diverse population. It integrates the aspirations of the City's residents, businesses, neighborhoods, and officials into a clear strategy for managing future growth. The enclosed plan was created jointly by the Auburn Hills Planning Commission and City Council under the authority of the Municipal Planning Enabling Act, Public Act 33 of 2008, as amended, to serve as the primary tool for guiding the physical development of our community.



DEFINING AUBURN HILLS

The City of Auburn Hills is a proud and dynamic community with a population of approximately 26,000 people. It is well known for being financially strong, full of vibrant neighborhoods, and home to numerous world-class businesses.

Since its incorporation into a City in 1983, the 17.5 square mile community has carved out its niche as a high-tech center. The City's proximity to I-75, M-59, Oakland University, and Oakland Community College; the natural spread of development north from Detroit; the availability of large tracts of open land; and a progressive tax abatement policy have helped spur rapid growth and development.

The City of Auburn Hills is home to over 80 international corporations from 18 different countries, including most notably the City's largest employer, Stellantis N.V. The City hosts Great Lakes Crossing Outlets, which is the second largest regional shopping center in Michigan, and home to Bass Pro Shops Outdoor World, Sea Life Michigan Aquarium and LEGOLAND Discovery Center Michigan.

Downtown Auburn Hills, centered along the Clinton River, has become a major focus of City investment, reinforcing its role as the community's civic, recreational, and social hub. Public amenities and infrastructure improvements, including Riverside Park, the Knight Amphitheater and Splash Pad, River Woods Park, the Public Square, and expanded pathway and trail connections such as the Clinton River Trail and the Riverwalk, have transformed Downtown Auburn Hills into a year-round destination for community events, recreation, and public gathering. Collectively, these investments strengthen Auburn Hills' sense of place, enhance connectivity, and support a vibrant and active downtown environment.

It should be noted that with the influx of growth and development, City leaders have historically worked hard to protect the community's residential neighborhoods from the encroachment of non-residential development. Our neighborhoods are the building blocks of our City. Healthy, safe, attractive, and diverse neighborhoods are essential to encouraging a strong residential base in the community. Protecting and investing in these areas is a core value in Auburn Hills.

Tax records show that Auburn Hills currently consists of about 75% non-residential taxpayers and 25% residential, which is the reverse of most municipalities. The additional tax revenue raised has allowed Auburn Hills to invest monies into its roads and infrastructure, municipal facilities, and neighborhoods. Further, the City's property tax structure has allowed the City Council to maintain one of the lowest property tax rates in Oakland County without compromising the quantity and quality of City services provided.

In summary, we believe Auburn Hills is master-planned to be a complete and balanced city, which is fiscally prepared for years to come.

EXISTING LAND USE PATTERNS

The predominant land use patterns in Auburn Hills are well-established and have been reinforced over the last forty-five years. Although modest changes and refinement have occurred, and some new issues have arisen, the basic land use patterns in the City have not changed significantly since the adoption of the 1986 Generalized Long Range Master Land Use Plan. The following key characteristics describe the existing land use patterns in the City:

- Auburn Hills is nearly fully developed, with only 9.7% vacant land area. The majority of the City's vacant parcels can be found in the northern part of the community.
- Residential parcels in the central and southern parts of the City are nearly built-out, while opportunities for new residential development remain in the northern part of the community.
- High technology, industrial, commercial service, and public/institutional centers are located throughout the City along key transportation corridors. This provides convenient goods and services and employment opportunities for City residents and areas beyond. These uses constitute 41% of the City's existing land use, which is why the City has a daytime population of nearly 80,000 people.

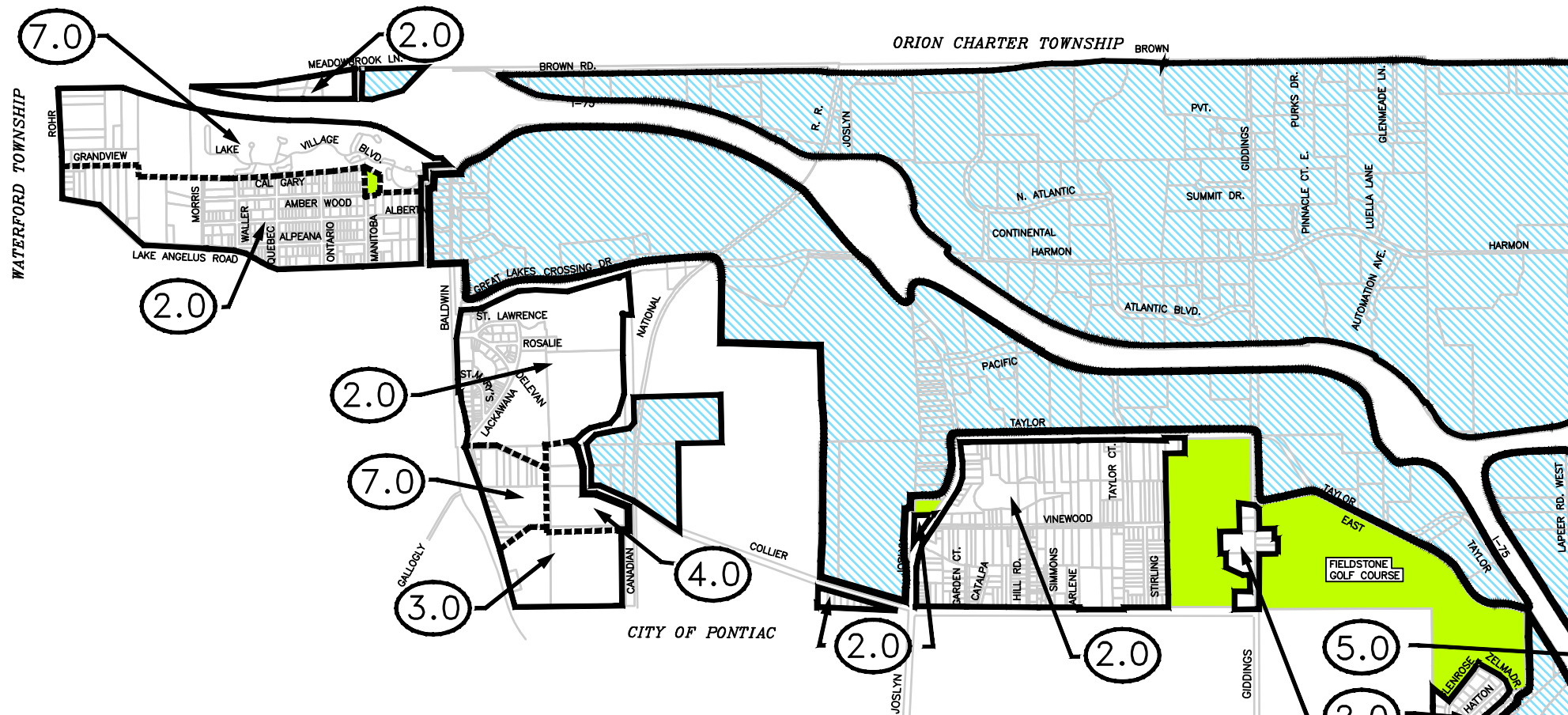
FUTURE LAND USE PLAN

The Master Land Use Plan, which appears inside this brochure, provides a graphic illustration of the planned land use for all properties within the City. This document serves as an update to the 2018 Plan and a guide for future land use development decisions. The Plan reflects a policy statement which is directive rather than regulatory, and is subject to change when appropriate conditions and principles of planning can be met. As shown in the table to the left, the City of Auburn Hills is master-planned for a balanced mixture of residential and non-residential uses at build-out.

EXISTING LAND USE BREAKDOWN (2025)

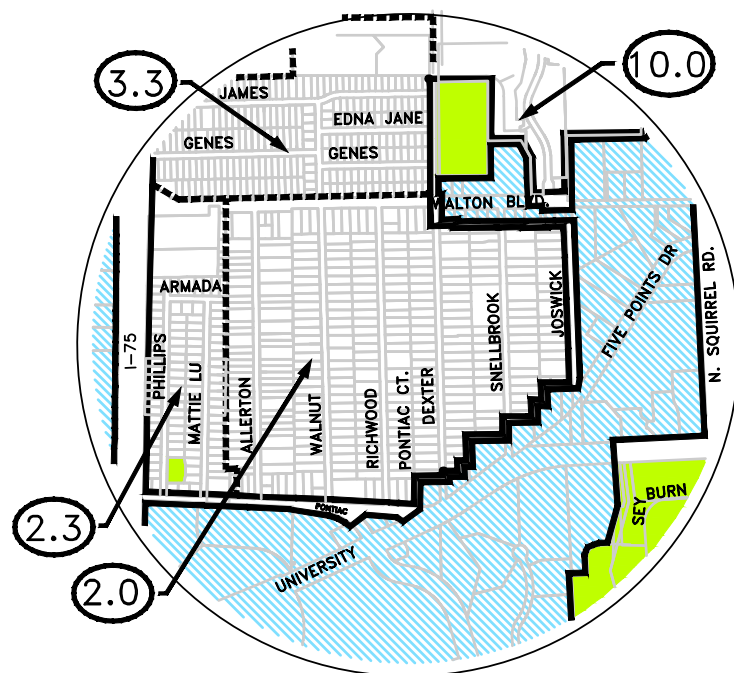
Existing Land Use Classification	Percentage of the City
Residential	23.2%
Industrial	25.1%
Vacant	9.7%
Public/Institutional	7.9%
Commercial/Office	8.2%
Recreation/Conservation	5.9%
Water	1.9%
Trans/Utility/Comm.	0.8%
Road Right-of-Way	17.2%
Railroad Right-of-Way	0.1%
Total	100%

Source: Oakland County Planning and Economic Development Services



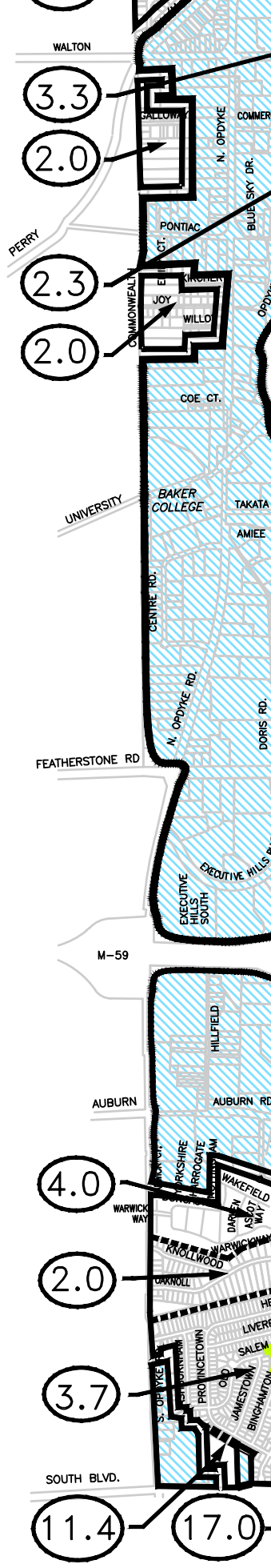
THE MASTER LAND USE PLAN IS AMENDED BY THE FOLLOWING STUDIES AND POLICIES:

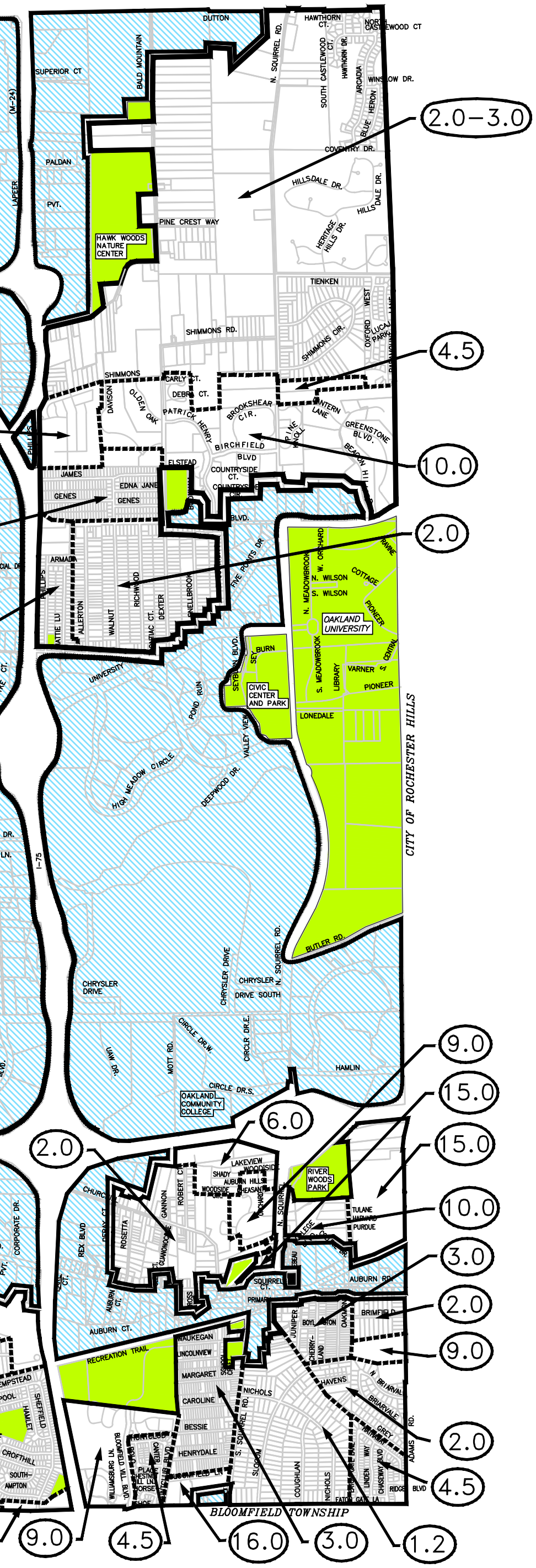
- 1) VILLAGE CENTER NEIGHBORHOOD MASTER PLAN (ADOPTED 1999)
- 2) NORTHEAST CORNER NEIGHBORHOOD MASTER PLAN (ADOPTED 2001, REVISITED 2007, AMENDED 2015 & 2016)
- 3) VINEWOOD NEIGHBORHOOD MASTER PLAN (ADOPTED 2002)
- 4) CITY OF AUBURN HILLS ARCHITECTURAL DESIGN POLICY (ADOPTED 2002, AMENDED 2024)
- 5) 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, 2019 & 2024)
- 15) AUBURN HILLS RIVERWALK MASTER PLAN (ADOPTED 2009, AMENDED 2023)
- 16) WEST AUBURN ROAD NEIGHBORHOOD MASTER PLAN (WEST DOWNTOWN) (ADOPTED 2012)
- 17) AGE FRIENDLY ACTION PLAN (ADOPTED 2015, AMENDED 2025)
- 18) CITY OF AUBURN HILLS INDUSTRIAL PROPERTY ANALYSIS (2015) (AMENDED 2022)
- 19) THE PALACE OF AUBURN HILLS ARENA SITE REDEVELOPMENT STUDY (2017)
- 20) OAKLAND COUNTY AUBURN HILLS MNFI POTENTIAL NATURAL AREAS MAP (2017)
- 21) OAKLAND COUNTY AUBURN HILLS GREEN INFRASTRUCTURE VISION MAP (2024)
- 22) OAKLAND COUNTY COMMUNITY TRANSIT PLAN, AS APPLICABLE TO AUBURN HILLS (AS AMENDED)
- 23) CITY OF AUBURN HILLS HOUSING POLICY STATEMENT (2025)
- 24) CITY OF AUBURN HILLS RESIDENTIAL BUILD-OUT AND FUTURE GROWTH STUDY (2025)






CENTRAL CITY NEIGHBORHOOD

FOR THE PURPOSES OF CLARIFICATION, IT IS THE INTENT OF THIS MASTER LAND USE PLAN THAT ONLY PROPERTY WHICH HAS ROAD FRONTAGE ALONG THE NORTH SIDE OF UNIVERSITY DRIVE, BETWEEN PONTIAC ROAD AND SQUIRREL ROAD SHALL BE MASTER PLANNED FOR NONRESIDENTIAL USE. FURTHER, ONLY PROPERTY WITH FRONTAGE ALONG THE SOUTH SIDE OF WALTON BOULEVARD, BETWEEN DEXTER AND SQUIRREL ROAD SHALL BE MASTER PLANNED FOR NONRESIDENTIAL USE.





LAND USE CLASSIFICATIONS

-  RESIDENTIAL
-  NON-RESIDENTIAL
-  PUBLIC

RESIDENTIAL DENSITY PROPOSALS

-  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 _____, DOES HEREBY OFFICIALLY ADOPT SAID MASTER PLAN FOR LAND USE.

ADOPTED _____

ATTESTED BY:

SAM BEIDOUN, CHAIRPERSON

CAROLYN SHEARER, SECRETARY

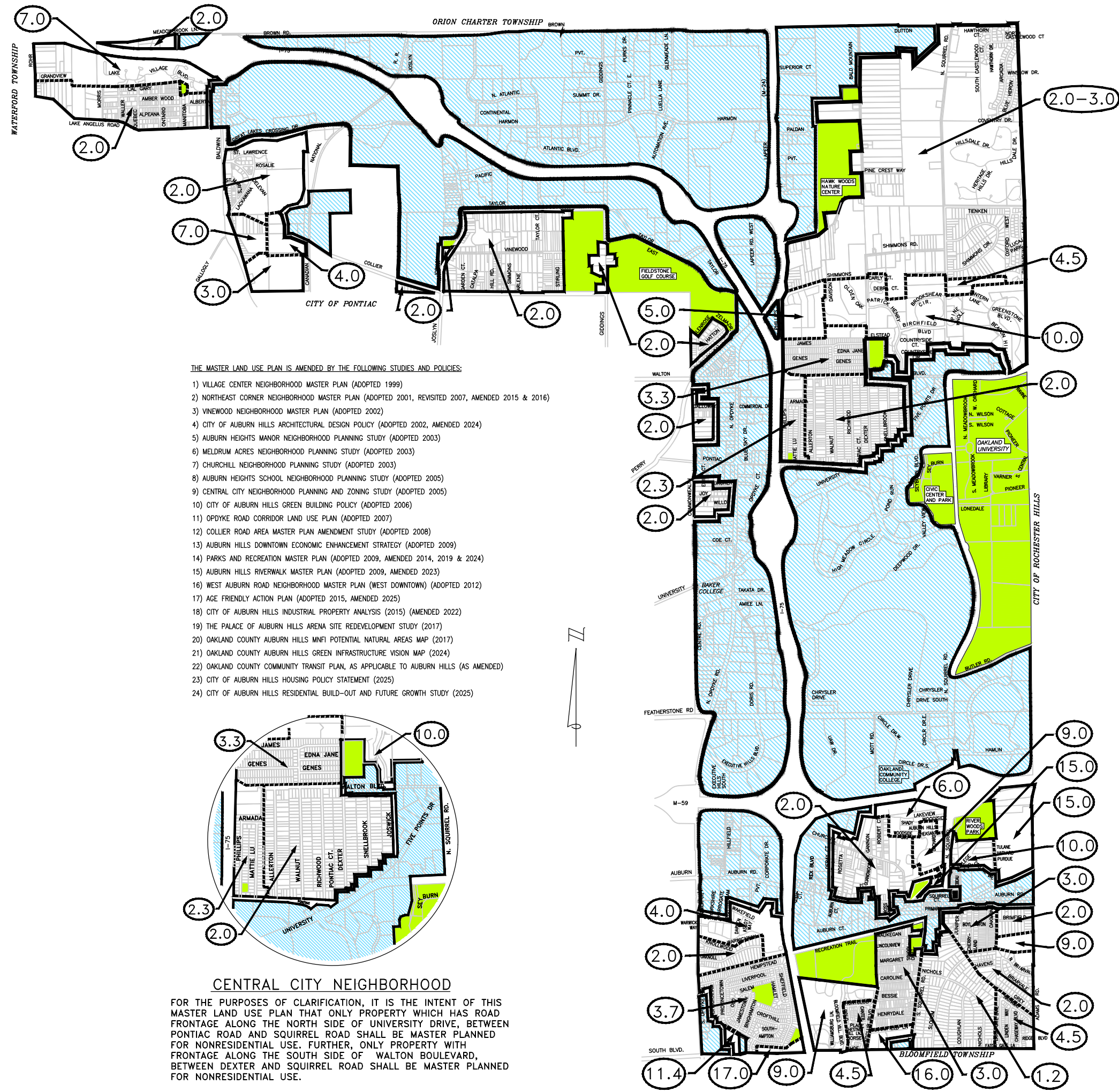
MASTER LAND USE PLAN

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



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 _____ DOES HEREBY OFFICIALLY ADOPT SAID MASTER PLAN FOR LAND USE.

ADOPTED _____

ATTESTED BY: _____

SAM BEIDOUN, CHAIRPERSON

CAROLYN SHEARER, SECRETARY

MASTER LAND USE PLAN

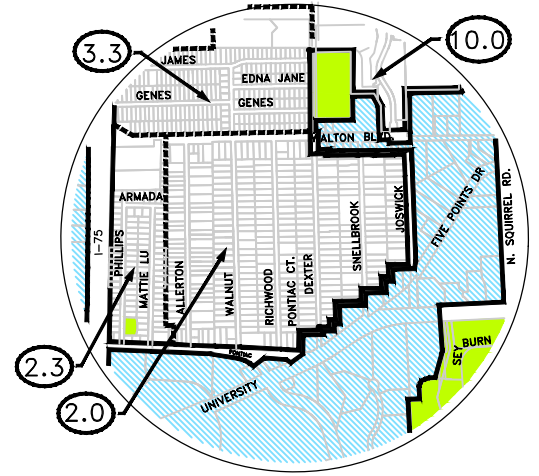
CITY OF AUBURN HILLS
CITY OF AUBURN HILLS PLANNING COMMISSION



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

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, AMENDED 2024)
- 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 2006)
- 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, 2019 & 2024)
- 15) AUBURN HILLS RIVERWALK MASTER PLAN (ADOPTED 2009, AMENDED 2023)
- 16) WEST AUBURN ROAD NEIGHBORHOOD MASTER PLAN (WEST DOWNTOWN) (ADOPTED 2012)
- 17) AGE FRIENDLY ACTION PLAN (ADOPTED 2015, AMENDED 2025)
- 18) CITY OF AUBURN HILLS INDUSTRIAL PROPERTY ANALYSIS (2015) (AMENDED 2022)
- 19) THE PALACE OF AUBURN HILLS ARENA SITE REDEVELOPMENT STUDY (2017)
- 20) OAKLAND COUNTY AUBURN HILLS MNFI POTENTIAL NATURAL AREAS MAP (2017)
- 21) OAKLAND COUNTY AUBURN HILLS GREEN INFRASTRUCTURE VISION MAP (2024)
- 22) OAKLAND COUNTY COMMUNITY TRANSIT PLAN, AS APPLICABLE TO AUBURN HILLS (AS AMENDED)
- 23) CITY OF AUBURN HILLS HOUSING POLICY STATEMENT (2025)
- 24) CITY OF AUBURN HILLS RESIDENTIAL BUILD-OUT AND FUTURE GROWTH STUDY (2025)



CENTRAL CITY NEIGHBORHOOD

FOR THE PURPOSES OF CLARIFICATION, IT IS THE INTENT OF THIS MASTER LAND USE PLAN THAT ONLY PROPERTY WHICH HAS ROAD FRONTAGE ALONG THE NORTH SIDE OF UNIVERSITY DRIVE, BETWEEN PONTIAC ROAD AND SQUIRREL ROAD SHALL BE MASTER PLANNED FOR NONRESIDENTIAL USE. FURTHER, ONLY PROPERTY WITH FRONTAGE ALONG THE SOUTH SIDE OF WALTON BOULEVARD, BETWEEN DEXTER AND SQUIRREL ROAD SHALL BE MASTER PLANNED FOR NONRESIDENTIAL USE.

INTERPRETATION OF THE MASTER LAND USE PLAN

PUBLIC – Intended to provide for public or quasi-public lands which are designated for the use of the community at large. Such uses typically include the City’s parks, governmental facilities, public schools, colleges, and universities.

RESIDENTIAL – Intended to provide for a variety of housing types (e.g., single-family, multiple-family, senior housing, and mobile homes) and other uses customarily related to residential uses of land (e.g., places of worship, public and private schools, and parks). The residential density patterns shown on the master plan map are intended to provide direction as to the community’s desired housing density at build-out.

NON-RESIDENTIAL – Intended for all land uses not covered under the public and residential use classifications. Residential and mixed use developments shall only be permitted within areas designated as non-residential via the Planned Unit Development process.

FUTURE LAND USE CATEGORIES

Land Use Classification	Area in Acres*	Percentage of the City
Public	839	9.2%
Residential	3,600	39.5%
Non-Residential	4,676	51.3%

*Approximate land area of Auburn Hills is 9,115 acres not including road right-of-way.

RELATION OF THE MASTER LAND USE PLAN TO ZONING

The Master Land Use Plan is a guide for future zoning, but not intended to coincide exactly with either the current or future zoning classification of properties. For example, in many instances, there may be more than one non-residential zoning classification that would be consistent with the intent of the Plan, therefore additional factors such as existing land uses in the area, existing zoning patterns, and physical features of the land must be considered in determining the most appropriate zoning of parcels shown as non-residential on the Plan. However, the Plan is intended to provide more specific direction when addressing residential land use.

The Plan clearly identifies locations of residential areas and their corresponding planned housing density. Rezoning and development proposals shall be consistent with density patterns and land use classifications shown on the Plan.

Lastly, the Master Land Use Plan incorporates the findings of the neighborhood master plans, subarea studies, or policies; which are adopted as amendments to the Plan. If there is a conflict between the Master Land Use Plan or the above mentioned plans and studies, the land use recommendations of the neighborhood master plan, subarea study, and policy shall govern.



PLAN COMPATIBILITY WITH NEIGHBORING COMMUNITIES

The Master Land Use Plan for the City of Auburn Hills is substantially compatible with the master plans of its surrounding municipalities. The City of Auburn Hills shares mutual concerns with our neighboring communities regarding future development patterns and pressures; the impacts of development on shared transportation facilities and utility systems; and changes being introduced in our communities that may enhance or threaten our existing resources, lifestyles and economy. As the region continues to grow and change, the City of Auburn Hills will strive to coordinate its planning efforts with adjacent municipalities, Oakland County, and the Southeast Michigan Council of Governments (SEMCOG).

OUR VISION FOR THE FUTURE

WE ENVISION A COMMUNITY THAT...

- Has the heart of a small town that operates with the excellence of a world class city;
- Values effective planning, responsible land use, balanced growth, and responsive government;
- Is racially and culturally diverse;
- Is a “City of Neighborhoods” with housing of all types, quality public and private schools, places of worship, and convenient parks;
- Supports the economic health of the community by maintaining a strong environment for business to prosper;
- Is widely recognized as a place where residents, business owners, and visitors feel welcome and safe, and where neighborhoods and business districts exhibit a strong, clean, and attractive identity;
- Has a vibrant Downtown which provides a sense of place and pride;
- Honors its heritage and respects its natural areas;
- Is equitable and fiscally responsible in providing, maintaining, and upgrading public services and infrastructure;
- Takes pride in hosting several institutions of higher learning (e.g., Oakland University, Oakland University-William Beaumont School of Medicine, and Oakland Community College) and welcomes them as vital members of the community.

Each of us has a vision of what Auburn Hills should be like in the future. Although our visions are different, they share common qualities. We aspire to create a safe, beautiful city for ourselves, our children, and future generations. We envision a city with diverse housing opportunities where the natural environment is protected, excellent services are provided, and where citizens have a voice in government. We aspire to create a city that is economically healthy and a good place to live, work, and play.

AUBURN HILLS CITY COUNCIL

Eugene Hawkins, III, Mayor
 Brian Marzolf, Mayor Pro Tem
 Jack D. Ferguson
 Dr. Shawanna Fletcher
 Henry V. Knight
 Ron Moniz
 Cheryl Verbeke

PLANNING COMMISSION

Sam Beidoun, Chairperson
 Darlene MacMillan, Vice Chairperson
 Carolyn Shearer, Secretary
 Jack D. Ferguson, City Council Liaison
 Michelle Case
 Dominic Patrus
 Cynthia Pavlich
 Ryamond Saelens
 Dominick Tringali

CITY ADMINISTRATION

Thomas A. Tanghe, City Manager
 Brandon Skopek, Assistant City Manager
 Steven J. Cohen, AICP, Director of Community Development
 Devin Lang, Assistant Director of Community Development

FUTURE LAND USE CATEGORIES

CITY OF AUBURN HILLS MASTER LAND USE PLAN

LAND USE CLASSIFICATION	AREA IN ACRES*	PERCENTAGE OF CITY
PUBLIC	839	9.2%
RESIDENTIAL	3,600	39.5%
NON-RESIDENTIAL	4,676	51.3%

*APPROXIMATE LAND AREA OF AUBURN HILLS IS 9,115 ACRES NOT INCLUDING ROAD RIGHT-OF-WAY

OUR VISION FOR THE FUTURE

WE ENVISION A COMMUNITY THAT...

- Has the heart of a small town that operates with the excellence of a world class city;
- Values effective planning, responsible land use, balanced growth, and responsive government;
- Is racially and culturally diverse;
- Is a "City of Neighborhoods" with housing of all types, quality public and private schools, places of worship, and convenient parks;
- Supports the economic health of the community by maintaining a strong environment for business to prosper;
- Is widely recognized as a place where residents, business owners, and visitors feel welcome and safe, and where neighborhoods and business districts exhibit a strong, clean, and attractive identity;
- Has a vibrant Downtown which provides a sense of place and pride;
- Honors its heritage and respects its natural areas;
- Is equitable and fiscally responsible in providing, maintaining, and upgrading public services and infrastructure;
- Takes pride in hosting several institutions of higher learning (e.g., Oakland University, Oakland University-William Beaumont School of Medicine, Western Michigan University - Cooley Law School, Oakland Community College, and Baker College) and welcomes them as vital members of the community.

Each of us has a vision of what Auburn Hills should be like in the future. Although our visions are different, they share common qualities. We aspire to create a safe, beautiful city for ourselves, our children, and future generations. We envision a city with diverse housing opportunities where the natural environment is protected, excellent services are provided, and where citizens have a voice in government. We aspire to create a city that is economically healthy and a good place to live, work, and play.



AUBURN HILLS COMMUNITY DEVELOPMENT

1827 N. SQUIRREL RD. AUBURN HILLS, MI 48326
248.364.6900 | WWW.AUBURNHILLS.ORG

FUTURE LAND USE PLAN

The Master Land Use Plan, which appears inside this brochure, provides a graphic illustration of the planned land use for all properties within the City. This document serves as an update to the 2009 Plan and a guide for future land use development decisions. The Plan reflects a policy statement which is directive rather than regulatory, and is subject to change when appropriate conditions and principles of planning can be met. As shown in the table to the left, the City of Auburn Hills is master-planned for a balanced mixture of residential and non-residential uses at build-out.

INTERPRETATION OF THE MASTER LAND USE PLAN

PUBLIC – Intended to provide for public or quasi-public lands which are designated for the use of the community at large. Such uses typically include the City’s parks, governmental facilities, public schools, colleges, and universities.

RESIDENTIAL – Intended to provide for a variety of housing types (e.g., single-family, multiple-family, senior housing, and mobile homes) and other uses customarily related to residential uses of land (e.g., places of worship, public and private schools, and parks). The residential density patterns shown on the master plan map are intended to provide direction as to the community’s desired housing density at build-out.

NON-RESIDENTIAL – Intended for all land uses not covered under the public and residential use classifications. Residential and mixed use developments shall only be permitted within areas designated as non-residential via the Planned Unit Development process.

RELATION OF THE MASTER LAND USE PLAN TO ZONING

The Master Land Use Plan is a guide for future zoning, but not intended to coincide exactly with either the current or future zoning classification of properties. For example, in many instances, there may be more than one non-residential zoning classification that would be consistent with the intent of the Plan, therefore additional factors such as existing land uses in the area, existing zoning patterns, and physical features of the land must be considered in determining the most appropriate zoning of parcels shown as non-residential on the Plan. However, the Plan is intended to provide more specific direction when addressing residential land use.

The Plan clearly identifies locations of residential areas and their corresponding planned housing density. Rezoning and development proposals shall be consistent with density patterns and land use classifications shown on the Plan.

Lastly, the Master Land Use Plan incorporates the findings of the neighborhood master plans, subarea studies, or policies; which are adopted as amendments to the Plan. If there is a conflict between the Master Land Use Plan or the above mentioned plans and studies, the land use recommendations of the neighborhood master plan, subarea study, and policy shall govern.

PLAN COMPATIBILITY WITH NEIGHBORING COMMUNITIES

The Master Land Use Plan for the City of Auburn Hills is substantially compatible with the master plans of its surrounding municipalities. The City of Auburn Hills shares mutual concerns with our neighboring communities regarding future development patterns and pressures; the impacts of development on shared transportation facilities and utility systems; and changes being introduced in our communities that may enhance or threaten our existing resources, lifestyles and economy. As the region continues to grow and change, the City of Auburn Hills will strive to coordinate its planning efforts with adjacent municipalities, Oakland County, and the Southeast Michigan Council of Governments (SEMCOG).

<h4>AUBURN HILLS CITY COUNCIL</h4> <p>Kevin R. McDaniel Mayor John Burmeister Mayor Pro-Tem Maureen Hammond</p>	<h4>PLANNING COMMISSION</h4> <p>Gregory Ouellette Chairperson Sam Beidoun Vice-Chairperson Eric Mendieta Secretary</p>	<h4>CITY ADMINISTRATION</h4> <p>Thomas A. Tanghe City Manager Don K. Grice Assistant City Manager Steven J. Cohen, AICP Director of Community Development Shawn Keenan, AICP City Planner</p>	<h4>AUBURN HILLS CITY COUNCIL</h4> <p>Robert Kittle Henry V. Knight Ron Moniz Cheryl Verbeke</p>
---	--	---	--

MASTER LAND USE PLAN

THE CITY OF AUBURN HILLS

The City of Auburn Hills Master Land Use Plan strives to build a coherent vision of the City’s future from the visions of a diverse population. It integrates the aspirations of the City’s residents, businesses, neighborhoods, and officials into a clear strategy for managing future growth. The enclosed plan was created jointly by the Auburn Hills Planning Commission and City Council under the authority of the Municipal Planning Enabling Act, Public Act 33 of 2008, to serve as the primary tool for guiding the physical development of our community.



EXISTING LAND USE BREAKDOWN CITY OF AUBURN HILLS - 2017

EXISTING LAND USE CLASSIFICATION	PERCENTAGE OF THE CITY
RESIDENTIAL	23.2%
INDUSTRIAL	22.7%
VACANT	11.6%
PUBLIC/INSTITUTIONAL	10.1%
COMMERCIAL/OFFICE	8.0%
RECREATION/CONSERVATION	5.6%
WATER	1.9%
TRANS/UTILITY/COMM.	0.9%
ROAD RIGHT-OF-WAY	15.9%
RAILROAD RIGHT-OF-WAY	0.1%
TOTAL	100%

SOURCE: OAKLAND COUNTY PLANNING AND ECONOMIC DEVELOPMENT SERVICES

DEFINING AUBURN HILLS

The City of Auburn Hills is a proud and dynamic community with a population of approximately 23,000 people. It is well known for being financially strong, full of vibrant neighborhoods, and home to numerous world-class businesses.

Since its incorporation into a City in 1983, the 17.5 square mile community has carved out its niche as a high-tech center. The City’s proximity to I-75, M-59, Oakland University, and Oakland Community College; the natural spread of development north from Detroit; the availability of large tracts of open land; and a progressive tax abatement policy have helped spur rapid growth and development.

The City of Auburn Hills is home to over 80 international corporations from 18 different countries, including most notably the City’s largest employer, Fiat Chrysler Automobiles, which contributes over 26% of the community’s tax base. The City hosts Great Lakes Crossing Outlets, which is the second largest regional shopping center in Michigan, and home to Bass Pro Shops Outdoor World, Sea Life Michigan Aquarium and LEGOLAND Discovery Center Michigan.

It should be noted that with the influx of growth and development, City leaders have historically worked hard to protect the community’s residential neighborhoods from the encroachment of non-residential development. Our neighborhoods are the building blocks of our City. Healthy, safe, attractive, and diverse neighborhoods are essential to encouraging a strong residential base in the community. Protecting and investing in these areas is a core value in Auburn Hills.

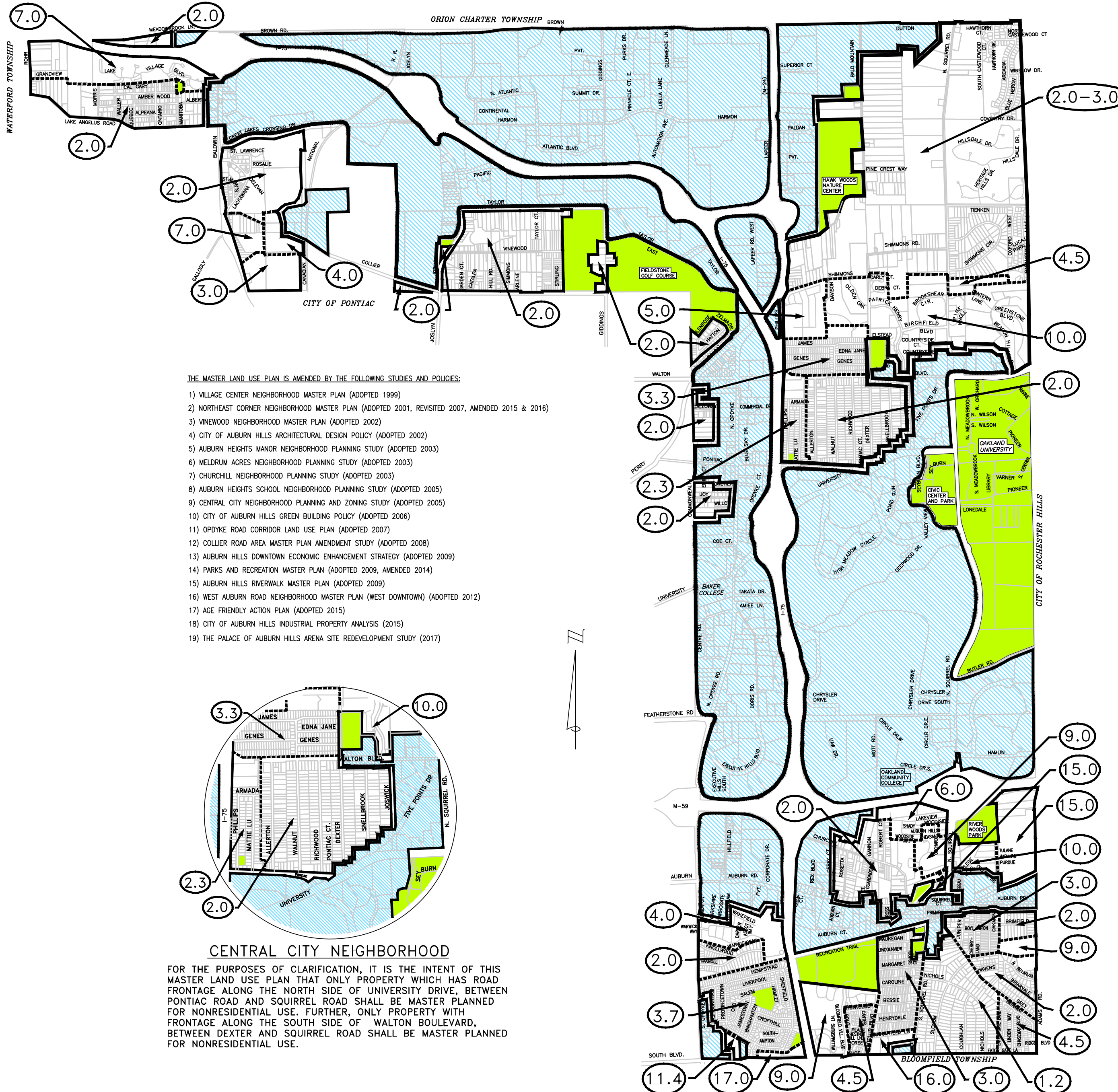
Tax records show that Auburn Hills currently consists of about 83% non-residential taxpayers and 17% residential, which is the reverse of most municipalities. The additional tax revenue raised has allowed Auburn Hills to invest monies into its roads and infrastructure, municipal facilities, and neighborhoods. Further, the City’s property tax structure has allowed the City Council to maintain one of the lowest property tax rates in Oakland County without compromising the quantity and quality of City services provided.

In summary, we believe Auburn Hills is master-planned to be a complete and balanced city, which is fiscally prepared for years to come.

EXISTING LAND USE PATTERNS

The predominant land use patterns in Auburn Hills are well-established and have been reinforced over the last thirty-five years. Although modest changes and refinement have occurred, and some new issues have arisen, the basic land use patterns in the City have not changed significantly since the adoption of the 1986 Generalized Long Range Master Land Use Plan. The following key characteristics describe the existing land use patterns in the City:

- Auburn Hills is nearly fully developed, with only 11.6% vacant land area. Depending on market conditions, remaining vacant land is projected to be built-out by 2025. The majority of the City’s vacant parcels can be found in the northern part of the community.
- Residential parcels in the central and southern parts of the City are nearly built-out, while opportunities for new residential development remain in the northern part of the community.
- High technology, industrial, commercial service, and public/institutional centers are located throughout the City along key transportation corridors. This provides convenient goods and services and employment opportunities for City residents and areas beyond. These uses constitute 44% of the City’s existing land use, which is why the City has a daytime population of nearly 100,000 people.



LAND USE CLASSIFICATIONS

- RESIDENTIAL
- NON-RESIDENTIAL
- PUBLIC

RESIDENTIAL DENSITY PROPOSALS

- XX DWELLING UNITS PER ACRE

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)

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

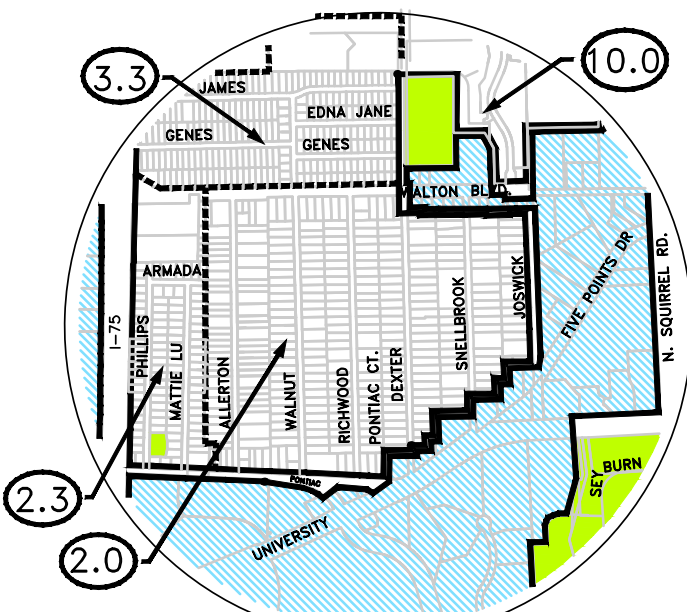
ADOPTED

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



CENTRAL CITY NEIGHBORHOOD

FOR THE PURPOSES OF CLARIFICATION, IT IS THE INTENT OF THIS MASTER LAND USE PLAN THAT ONLY PROPERTY WHICH HAS ROAD FRONTAGE ALONG THE NORTH SIDE OF UNIVERSITY DRIVE, BETWEEN PONTIAC ROAD AND SQUIRREL ROAD SHALL BE MASTER PLANNED FOR NONRESIDENTIAL USE. FURTHER, ONLY PROPERTY WITH FRONTAGE ALONG THE SOUTH SIDE OF WALTON BOULEVARD, BETWEEN DEXTER AND SQUIRREL ROAD SHALL BE MASTER PLANNED FOR NONRESIDENTIAL USE.



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



BOARD OF COMMISSIONERS

**1200 N. Telegraph Road
Pontiac, MI 48341-0475**
Phone: (248) 858-0100
Fax: (248) 858-1572

June 7, 2018

Laura Pierce, Clerk
Auburn Hills
1827 N Squirrel Rd
Auburn Hills, MI 48326

Dear Ms. Pierce:

On Tuesday, June 5, 2018 the Oakland County Coordinating Zoning Committee (CZC) held a meeting and considered the following draft Master Plan:

**City of Auburn Hills Master Land Use Plan Amendment
(County Code Master Plan No. 18-05)**

The Oakland County Coordinating Zoning Committee, by a 3-0 vote, endorses the County staff review of the draft Master Plan. The staff review finds the master plan **not inconsistent** with the plan of any of the surrounding communities and is enclosed.

If further documentation is necessary, the unofficial minutes of the June 5, 2018 Oakland County Coordinating Zoning Committee meeting will be available shortly. If you have any questions regarding the review, please feel free to call me at (248) 452-2166 or email me at huffa@oakgov.com.

Sincerely,

Alexandria Huff, AICP
Senior Planner

enc.

cc: Shawn Keenan, Auburn Hills City Planner
Greg Ouellette, Auburn Hills Png Comm Chair
Michael Gingell, O.C. Commissioner
Doug Tietz, O.C. Commissioner
David Bowman, O.C. Commissioner
Adam Kochenderfer, O.C. Commissioner
Doug Tietz, O.C. Commissioner
Tom Middleton, O.C. Commissioner
Eileen Kowall, O.C. Commissioner
Tom Berman, O.C. Commissioner
Marcia Gershenson, O.C. Commissioner
Shelly Taub, O.C. Commissioner
Shelia Grandison, Pontiac Interim Clerk
Dayne Thomas, Pontiac Png Comm Chair
Arthur Mullen, Pontiac Planner

Lee McNew, Lake Angelus Clerk
Mike Dammon, Lake Angelus PIng Comm Chair
Tina Barton, Rochester Hills Clerk
Debroah Brnabic, Rochester Hills PIng Comm Chair
Kristen Kapelanski, Rochester Hills PIng Mgr
Sue Camilleri, Waterford Twp Clerk
Larry Lockwood, Waterford Twp Supt of PIng
Sandra Werth, Waterford Twp PIng Comm Chair
Penny Shults, Orion Twp Clerk
Justin Dunaskiss, Orion Twp PIng Comm Chair
Tammy Girling, Orion Twp PIng & Zng Director
Janet Roncelli, Bloomfield Twp Clerk
Thomas Petinga, Bloomfield Twp PIng Comm Chair
Patricia Voelker, Bloomfield Twp PIng Director
James Schwarz, Avondale Superintendent
Marion Ginopolis, Lake Orion Superintendent
Robert Shaner, Rochester Superintendent
Robert Glass, Bloomfield Hills Superintendent
Auburn Hills Chamber of Commerce
RCOC
MDOT
OC Drain Commissioners Office
SEMCOG
MDEQ – SE Michigan District Office
Canadian National Railway
DTE Energy
Consumers Energy
SBC Ameritech
Comcast Cable



June 5, 2018

Commissioner Wade Fleming, Chairperson
Oakland County Coordinating Zoning Committee
1200 North Telegraph Road
Pontiac, MI 48341

SUBJECT: County Code No. MP 18-05, Planning & Economic Development Services' review of the draft City of Auburn Hills Master Land Use Plan Amendment.

Dear Chairperson Fleming and Committee Members:

On April 12, 2018, Oakland County received a copy of the draft **City of Auburn Hills Master Land Use Plan Amendment, (County Code Master Plan No. 18-05)**. The following is a review and analysis of the draft plan.

Under the amendments to the Michigan Planning Enabling Act, which took effect September 1, 2008, the City of Orchard Lake is required to send a copy of the draft amendment to Oakland County and neighboring communities for comment prior to adoption. Oakland County has 42 days to submit comments on the draft plan. The City has agreed to the June 5, 2018 Oakland County Coordinating Zoning Committee (CZC) meeting date. Neighboring communities also have 42 days to submit comments directly to the City of Auburn Hills and are asked to send a copy of any comments to the County as well. Once the comment period has expired, the Planning Commission can hold a public hearing and take final action to adopt the plan.

According to the City Planner, the surrounding Cities of Pontiac, Lake Angelus, and Rochester Hills and the Townships of Waterford, Orion, and Bloomfield were sent copies of the proposed draft master plan. Other entities such as Lake Orion School District, Rochester School District, Pontiac School District, Avondale School District, Auburn Hills Chamber of Commerce, Road Commission for Oakland County, Michigan Department of Transportation, Oakland County Water Resources Commissioner, SEMCOG, MDEQ – SE Michigan District Office, Canadian National Railway, DTE Energy, Consumers Energy, SBC Ameritech, and Comcast Cable have also been sent a copy of the master plan. All of these communities and agencies have received notice of the CZC meeting. Comments were received from Rochester Hills and are enclosed.

Staff Recommendation

Based on the review of the surrounding communities' master plans, the City of Auburn Hills Master Land Use Plan amendment is not inconsistent with the plan of any city, village, or township that received notice of the draft plan. Oakland County has not prepared a countywide development plan, so there is no countywide plan with which to compare the draft amendment. Following is a detailed analysis and summation of the draft amendment.

Summary Analysis

The City of Auburn Hills takes a forward-thinking approach to planning that is very much community-oriented and neighborhood driven. The Master Land Use Plan is a summary document formatted as a brochure and it includes text and a map. The text provides the community vision, existing conditions, and the future plan use classifications. The map provides a visual representation of the City's land use and residential density policies, including an inset for the Central City Neighborhood. The Master Land Use Plan incorporates the findings of the City's numerous neighborhood master plans, subarea studies, and policies; which are amendments to the Plan. The end result is quick reference guide summarizing the community's vision for the future.

The current draft Master Land Use Plan replaces the 2009 plan. Updates include a new community description, updated land use calculations, clarifications in the interpretation section, and two new map changes.

This update also incorporates changes that have occurred within the following neighborhood plans as well as new subarea studies:

- Riverwalk Master Plan (2009)
- West Auburn Road Neighborhood Master Plan (2012)
- Age-Friendly Action Plan (2015)
- Industrial Property Analysis (2015)
- Palace of Auburn Hills Site Redevelopment Study (2017)

Future Land Use Map

The visual representation of the City's policies is shown on the Master Land Use Plan map (page 3). The City has three generalized classifications shown on the map: public, residential, and non-residential.

The **Public** designation is intended for public and quasi-public uses, such as public parks, government facilities and public schools. The **Residential** designation encompasses all residential uses and is intended to provide for a variety of housing types and other ancillary uses typically found in residential areas (i.e. churches, schools, parks, etc.). The **Non-Residential** designation includes all other land uses in the City not anticipated as part of the Public and Non-Residential designations. Residential and mixed use developments are permitted within areas designated a non-residential through the Planned Unit Development (PUD) process.

Comparison of the draft 2018 Future Land Use map to the 2009 Future Land Use map

There are two types of changes proposed: new changes and editorial changes. As far as new changes, there is one land use classification change and a housing density change. The remaining changes involve previously adopted amendments to neighborhood plans and subarea studies. The intent is to incorporate these changes and make the Master Land Use Plan consistent with the various studies, plans, and policies. The following changes have been incorporated into the Master Land Use Plan map shown on Figure 1 (page 3):

New changes:

1. Change Oakland Community College parcel from Public to Non-Residential.
2. Amend planned housing density from 10.0 units to 15.0 units per acre to reflect the density of the recently approved Riverside Townes PUD.

Editorial changes:

3. Incorporate West Auburn Neighborhood Master Plan (2012) changes
4. Incorporate Northeast Corner Neighborhood Plan (2015/2016) changes
5. Incorporate Auburn Hills DPW Facility and Oakland County Animal Control Shelter property (2017) changes.
6. Amend planned housing density from 2.5 units to 3.0 units per acre.

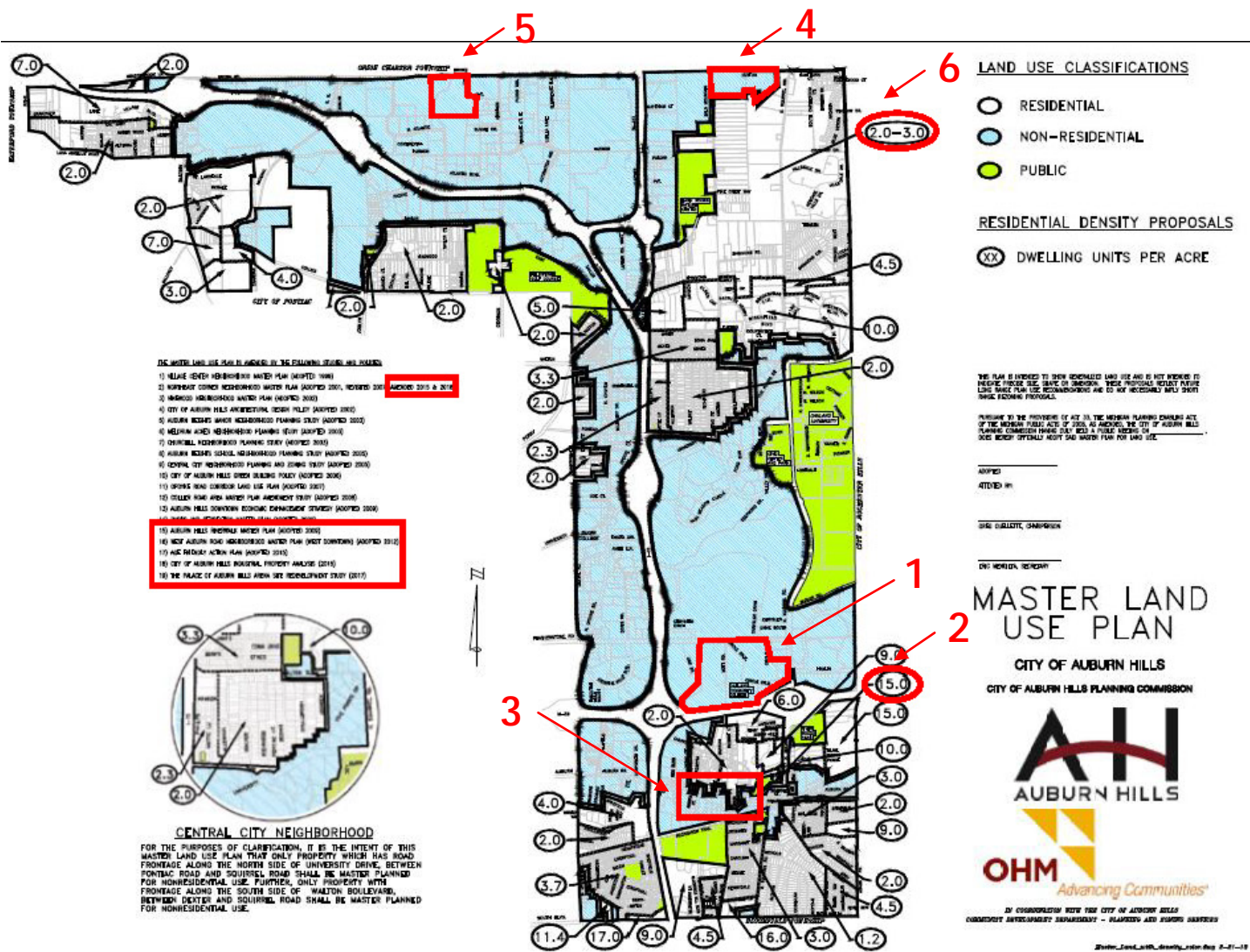


Figure 1. The City of Auburn Hills' proposed Master Land Use Plan map changes

Coordination with Surrounding Community Boundaries

As part of our services to County communities, Planning staff prepares and annually updates a Composite Master Plan for the entirety of the County. The Oakland County Composite Master Plan represents generalized future land use based on each community's master plan and is available on the [Composite Master Plans page](#) of the County's website. There you can also find Composite Master Plans for each County community. The Composite Master Plan for the City of Auburn Hills can be found on Page 5 of this review. The map has been updated to reflect the Future Land Use map put forward as part of the 2018 City of Auburn Hills draft Master Land Use Plan amendment.

Under state law, the County's review is required to include a statement indicating whether the proposed plan is "inconsistent with the plan of any city, village, or township" that received notice of the draft plan. Each of the adjacent communities has been encouraged to provide the City of Auburn Hills with comments if they have any concerns.

The amendment proposes two new map changes and several editorial changes, including updating the map to reflect previous amendments along the north boundary with Orion Township, which were determined very compatible. The **new map changes are internal to the City of Auburn Hills** and do not have any impact on the surrounding communities.

The City of Rochester Hills, Waterford Township, and the Road Commission for Oakland County sent letters indicating their support for the proposed master land use plan amendments. The letters are enclosed.

Plan Contents

As previously noted, the Master Land Use Plan is formatted as a brochure including a high-level description of the plan vision and framework along with a generalized future land use map, shown below. The Master Land Use Plan is amended by a number of neighborhood and subarea plans, referenced on the map component. The figures below are included in this review merely to illustrate the plan format.



Figure 2. Text component

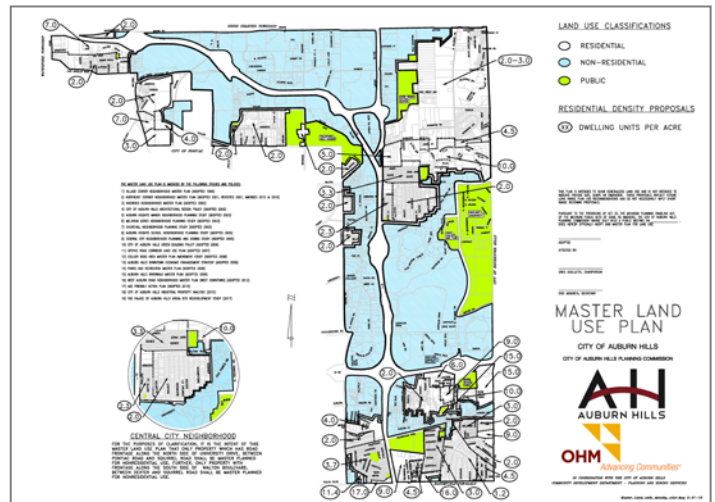
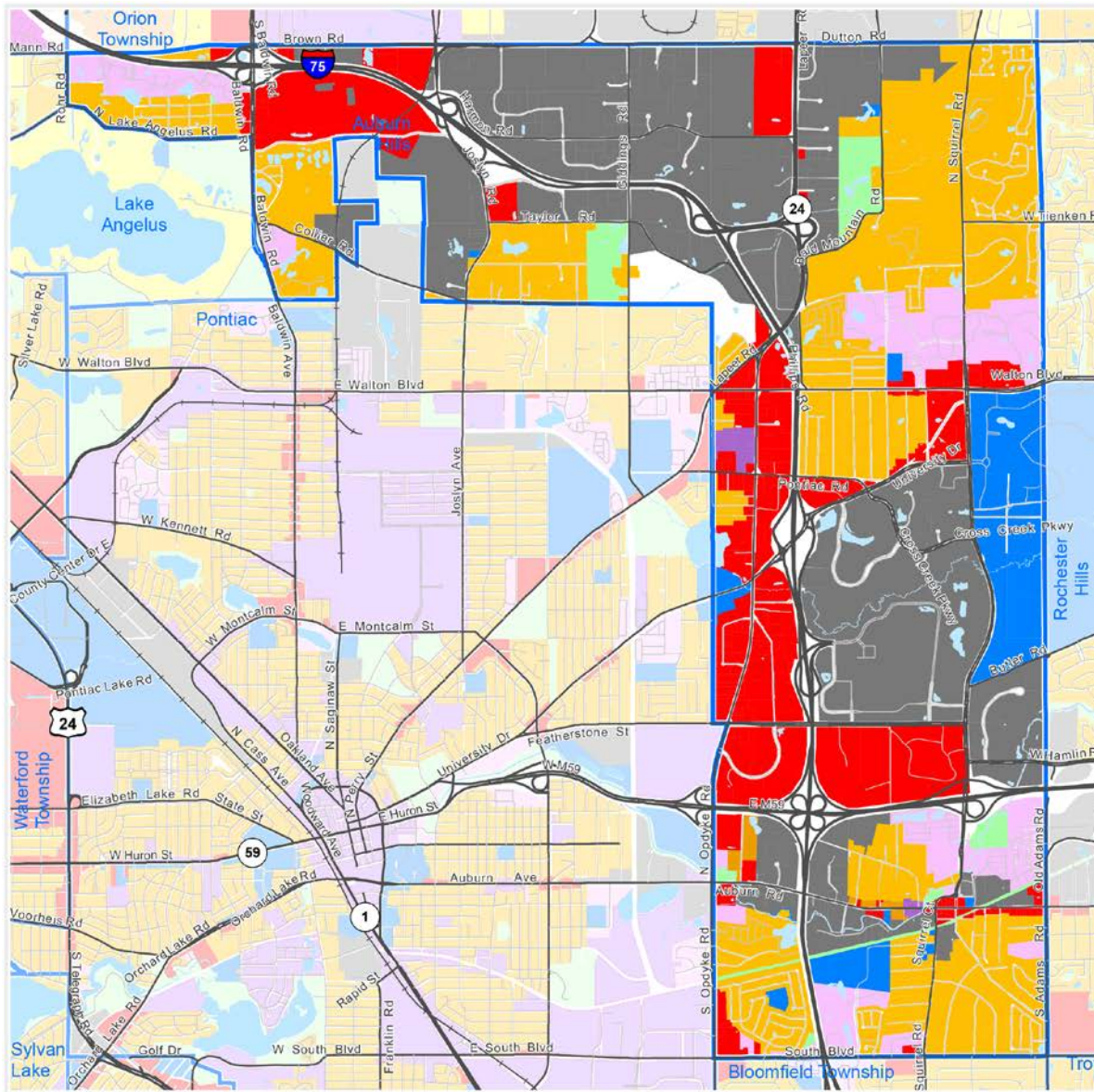


Figure 3. Map component

The plan notes that if there is ever a conflict between the Master Land Use Plan and a neighborhood master plan, the recommendations of the neighborhood master plan will govern.



OAKLAND COUNTY MICHIGAN
 Economic Development & Community Affairs
 PLANNING & ECONOMIC DEVELOPMENT SERVICES

Executive Office Building
 2100 Pontiac Lake Road, Bldg. 41W
 Waterford, MI 48326-0412
 248.858.0720
 www.oakgov.com/luz

Composite Master Plan
City of Auburn Hills

Legend

- Single Family, 10 acres or greater
- Single Family, 5 to 9.9 acres
- Single Family, 2.5 to 4.9 acres
- Single Family, 1 to 2.4 acres
- Single Family, 14,000 to 43,559 sq. ft.
- Single Family, 8,000 to 13,999 sq. ft.
- Single Family, Less than 8,000 sq. ft.
- Multiple Family Residential
- Mobile Home Park
- Commercial/Office
- Industrial
- Public/Institutional
- Recreation/Conservation
- Mixed Use
- Reclamation Plan

This map represents a generalized future land use based on each community's master plan.

1 inch = 4,681 feet

Map created on June 1, 2016

Figure 4. Composite Master Plan updated to reflect the proposed Auburn Hills Master Land Use Plan map change

Recommendations

Due to the nature of the City's plan format the following recommendations may be considered at a later date or incorporated digitally as reference information:

- Recommend incorporating a map that shows the location and boundaries of the neighborhood plans and subarea studies. It may also be beneficial to develop short descriptions (specifically the scope and intent) of each neighborhood plan. This could be incorporated on the master plan webpage.
- According to our records the 2009 Parks and Recreation Master Plan was amended in 2014. Recommend updating the reference on the map component.
- In 2017, Michigan Natural Features Inventory (MNFI) prepared an update to the county-wide Potential Conservation/Natural Areas Report originally prepared in 2004. Recommend incorporating this important environmental stewardship information (data and maps) into the current plan or a subsequent amendment. County Planning staff is available to provide support and guidance.
- Understanding that the individual neighborhood plans may have implementation sections, it may be beneficial to develop an overall implementation matrix that looks at city-wide goals, objectives, and actions for the three land use categories: public, residential, and non-residential.

Hazard Mitigation Planning

Oakland County PEDS is making a deliberate effort to encourage communities to integrate their hazard mitigation priorities and strategies into their comprehensive master plans, when applicable. This is particularly relevant for hazard mitigation related to infrastructure, utilities, natural features, major assets and historic districts/structures that may be added to the City's Capital Improvement Program or may represent FEMA (Federal Emergency Management Agency) eligible projects. Through FEMA, communities are eligible for nationally competitive, annually awarded Pre-Disaster Mitigation (PDM) Grants for planning and project work. Communities responding to and recovering from major disasters or emergencies declared by the President are also eligible for Public Assistance (PA) Funds for emergency work and permanent infrastructure projects. The Oakland County Hazard Mitigation Plan (updated December 2017) is available online on the County's Homeland Security webpage. The County will continue to review the Plan annually.

Oakland County Technical Assistance

A summary of programs offered by the EDCA Department that are relevant to the City of Auburn Hills Master Land Use Plan have been included on the following page.

Oakland County Technical Resources

Oakland County compiles existing and future land use statistics for the county as a whole and for each community using generalized land use definitions. These documents are included as reference and to provide a snapshot of the City's existing land use and development patterns. Also included as reference are the 2017 Michigan Natural Feature Inventory (MNFI) map and 2004 Green Infrastructure Vision map.

Sincerely,



Alexandria Huff, AICP
Senior Planner

Oakland County Planning Technical Assistance and Resources

The Oakland County Department of Economic Development & Community Affairs (EDCA) offers a variety of programs to support Oakland County communities with innovative programming and assistance to create attractive destinations in which to live, work, and find community. The chart below details those programs offered by the Planning Division (a division of the EDCA). Current participation in Planning Division programs and opportunities for future involvement are noted on the right of the chart. Additional information on all EDCA programs can be found at www.oakgov.com/advantageoakland.

Program	Mission	City of Auburn Hills Opportunities and Current Participation
Environmental Stewardship	Provide information, plans and options to promote conservation of the natural environment while supporting sustainable economic growth, development and redevelopment.	The City of Auburn Hills supports redevelopment that is cognizant of natural resource protection and management. County staff members are able to act in a supporting capacity with grant application identification, open space protection, and sustainable development practices.
Historic Preservation Assistance	Support local efforts to maintain and enhance architectural and heritage resources through sustainable practices to enrich the quality of life for all.	The City of Auburn Hills recognizes the significance of their historic resources. County staff is able to assist with potential design concepts for adaptive reuse of any historic structures within the community.
Land Use & Zoning Services	Prepare and provide land use, zoning and master plan reviews for communities to enhance coordination of land use decision-making.	The City of Auburn Hills submits Master Plan updates and amendments for County review and boundary coordination as they are prepared. County-wide land use maps and statistics are also available.
Main Street Oakland County (MSOC)	Help local governments develop their downtowns as vibrant, successful districts that serve as the heart of their community.	The City of Auburn Hills is an Affiliate Level community. DDA staff, board members, and community leadership are welcomed and encouraged to attend quarterly workshops and trainings facilitated by MSOC.
One Stop Ready (OSR)	Encourage communities to capitalize on their strengths and refine their economic development processes to implement their community vision.	The City of Auburn Hills is an active participant in the OSR Program. City staff, as well as elected and appointed officials, attend OSR Academy Sessions and participate in the Community Showcase.
Trail, Water & Land Alliance (TWLA)	Become an informed, coordinated, collaborative body that supports initiatives related to the County's Green Infrastructure Network	The City of Auburn Hills notes the importance of non-motorized connections, specifically the Clinton River Trail. Participation in TWLA connects cities with like-minded communities and non-motorized planners. The County fully supports the expansion of non-motorized facilities and can aid the City in non-motorized planning efforts through education and the identification of potential funding sources.



innovative *by* nature

Bryan K. Barnett
Mayor

Shawn Keenan, City Planner
Auburn Hills
1827 N. Squirrel Road
Auburn Hills, MI 48326

City Council

Stephanie Morita
District 1

April 27, 2018

James Kubicina
District 2

Dear Mr. Keenan,

Susan M. Bowyer, Ph.D.
District 3

On behalf of the City of Rochester Hills Planning Commission, we would like to applaud the City of Auburn Hills for their efforts as part of the City's Master Plan amendment. Recognizing the need to revisit the plan to keep it current is of vital importance to ensure a sustainable and desirable community.

Thomas W. Wiggins
District 4

The amendment includes the following:

Kevin S. Brown
At-Large

- Incorporating previously amended neighborhood plans into the master plan;
- Changing Oakland Community College's property from Public to Non-Residential;
- Amending the planned density of specific parcels to reflect recently approved PUD's; and
- General clerical updates.

Dale A. Hetrick
At-Large

The proposed plan amendment continues to be consistent with and complementary to the plans of Rochester Hills.

Mark A. Tisdell
At-Large

We hope that Auburn Hills will continue to keep open the lines of communication, particularly as they apply to planning along our shared borders. The City of Rochester Hills is currently working on an update to our master plan and will look for Auburn Hills' input at that time.

We look forward to our continued success and working with you in the future.

Sincerely,

Kristen Kapelanski, AICP
Manager of Planning

cc: Tina Barton, Rochester Hills Clerk
Alexandria Stankovich, Oakland County Senior Planner

BOARD OF TRUSTEES

Gary Wall, Supervisor
Sue Camilleri, Clerk
Margaret Birch, Treasurer
Anthony M. Bartolotta, Trustee
Michael Healy, Trustee
Karen Joliat, Trustee
Steven Thomas, Trustee



5200 Civic Center Drive
Waterford, Michigan 48329-3773
Telephone: (248) 674-6238 Fax: (248) 674-4097
www.waterfordmi.gov

**DEVELOPMENT SERVICES
DEPARTMENT**

Rob Merinsky, P.E.
Director

Brent A. Gibson
Superintendent of Building
Division

Larry Lockwood
Superintendent of Planning &
Zoning Division

May 24, 2018

Shawn Keenan, AICP
City Planner
City of Auburn Hills
1827 N. Squirrel Road
Auburn hills, MI 48326

RE: City of Auburn Hills Master Plan Amendment
County Code Master Plan No. 18-05

Dear Mr. Keenan,

Thank you for forwarding the City's proposed Master Land Use plan amendment to our attention for review and comment. This office has reviewed the draft copy of the proposed amendments and finds no inconsistencies with the plan relative to Waterford Township and our Master Plan goals and objectives.

Along with yours and your planning staff's efforts, the City of Auburn Hills continues to be progressive in planning for the community's future. Thanks again for the opportunity to review and comment.

Best Regards,



Larry R. Lockwood
Superintendent of Planning and Zoning

cc: Sandra Werth, Planning Commission Chair – Waterford Township
Alexandria Huff, AICP, Senior Planner – Oakland County



QUALITY LIFE THROUGH GOOD ROADS:
ROAD COMMISSION FOR OAKLAND COUNTY
"WE CARE."

May 29th, 2018

Shawn Keenan, AICP
City Planner
City of Auburn Hills
1827 N. Squirrel Road
Auburn Hills, MI 48326

Re: Proposed Amendments to the City's Master Land Use Plan

Dear Mr. Keenan:

The Road Commission for Oakland County (RCOC) has had the opportunity to review the proposed amendments to the City of Auburn Hills' Master Land Use Plan and has no concerns or comments with regard to the proposed amendments.

It should be noted that any proposed modifications or enhancements concerning roads under RCOC jurisdiction would require RCOC review. All work proposed within the right-of-way of roads under RCOC jurisdiction, including facilities associated with complete streets policies, will require a permit.

We look forward to working with Auburn Hills to create a vibrant community with a safe and efficient transportation network.

Sincerely,

David A. Evancoe, AICP/ASLA
Director
Planning and Environmental Concerns

CC: Alexandria Huff, AICP
Senior Planner
Oakland County
2100 Pontiac Lake Rd., Bldg. 41W
Waterford, MI 48328

Board of Road Commissioners

Ronald J. Fowkes
Commissioner

Gregory C. Jamian
Commissioner

Eric S. Wilson
Commissioner

Dennis G. Kolar, P.E.
Managing Director

Gary Piotrowicz, P.E., P.T.O.E.
Deputy Managing Director
County Highway Engineer

**Planning and
Environmental Concerns
Department**

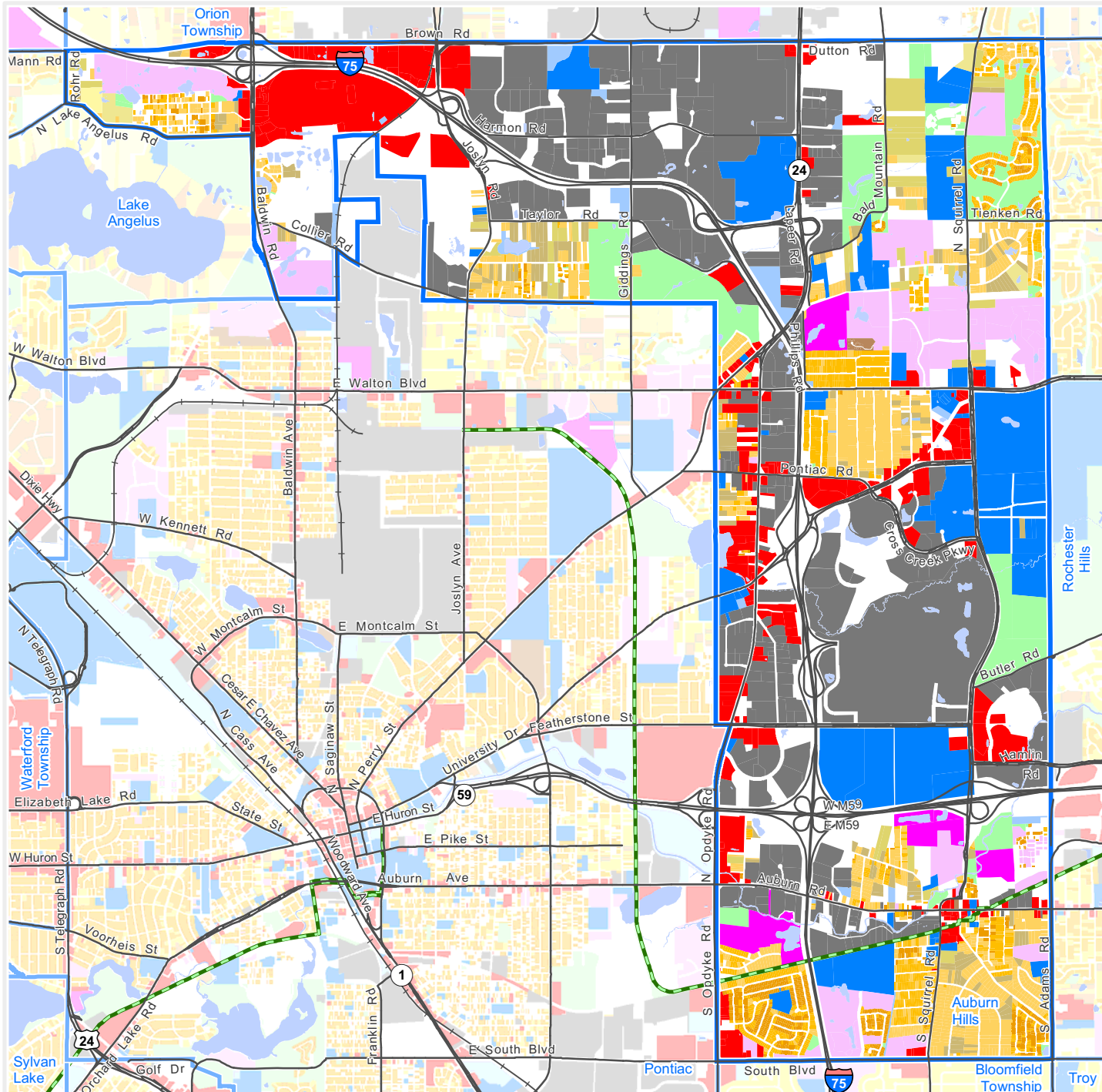
**31001 Lahser Road
Beverly Hills, MI
48025**

248-645-2000

**FAX
248-645-1349**

**TDD
248-645-9923**

www.rcocweb.org




OAKLAND
 COUNTY MICHIGAN
 ECONOMIC DEVELOPMENT
 & COMMUNITY AFFAIRS

Executive Office Building
 2100 Pontiac Lake Road, Bldg. 41W
 Waterford, MI 48328-0412
 248.858.0720
www.oakgov.com/luz




2017 Land Use

City of Auburn Hills

Legend

- Agricultural
- Single Family, 10 acres or greater
- Single Family, 5 to 9.9 acres
- Single Family, 2.5 to 4.9 acres
- Single Family, 1 to 2.4 acres
- Single Family, 14,000 to 43,559 sq. ft.
- Single Family, 8,000 to 13,999 sq. ft.
- Single Family, Less than 8,000 sq. ft.
- Single Family, More than one unit per parcel
- Multiple Family
- Mobile Home Park
- Commercial/Office
- Industrial
- Public/Institutional
- Recreation/Conservation
- Transportation/Utility/Communication
- Vacant
- Extractive

 1 inch = 4,681 feet

Map created on December 31, 2017

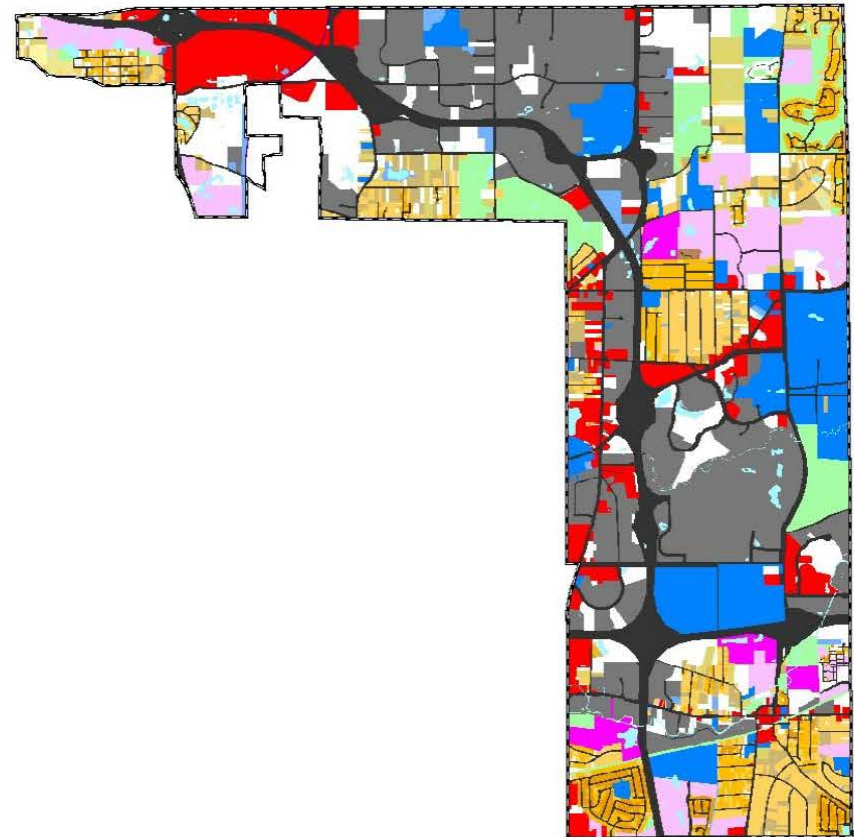
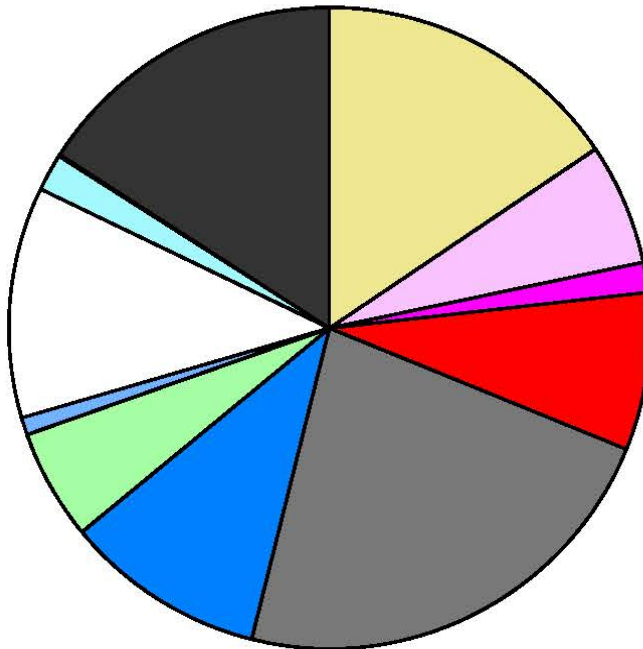
The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.

Land Use	Area (ac.)	Area (%)	Parcels	Parcels (%)
Agricultural				
Single Family Residential	1,659.0	15.6%	3,839	72.7%
Multiple Family	653.6	6.1%	52	1.0%
Mobile Home Park	159.9	1.5%	7	0.1%
Commercial/Office	847.1	8.0%	257	4.9%
Industrial	2,422.1	22.7%	339	6.4%
Public/Institutional	1,078.2	10.1%	82	1.6%
Recreation/Conservation	594.0	5.6%	47	0.9%
Transp./Utility/Comm.	93.6	0.9%	28	0.5%
Extractive				
Vacant	1,241.5	11.7%	631	11.9%
Water	200.0	1.9%		
Railroad Right-of-Way	8.1	0.1%		
Road Right-of-Way	1,694.3	15.9%		
Total	10,651.5	100.0%	5,282	100.0%

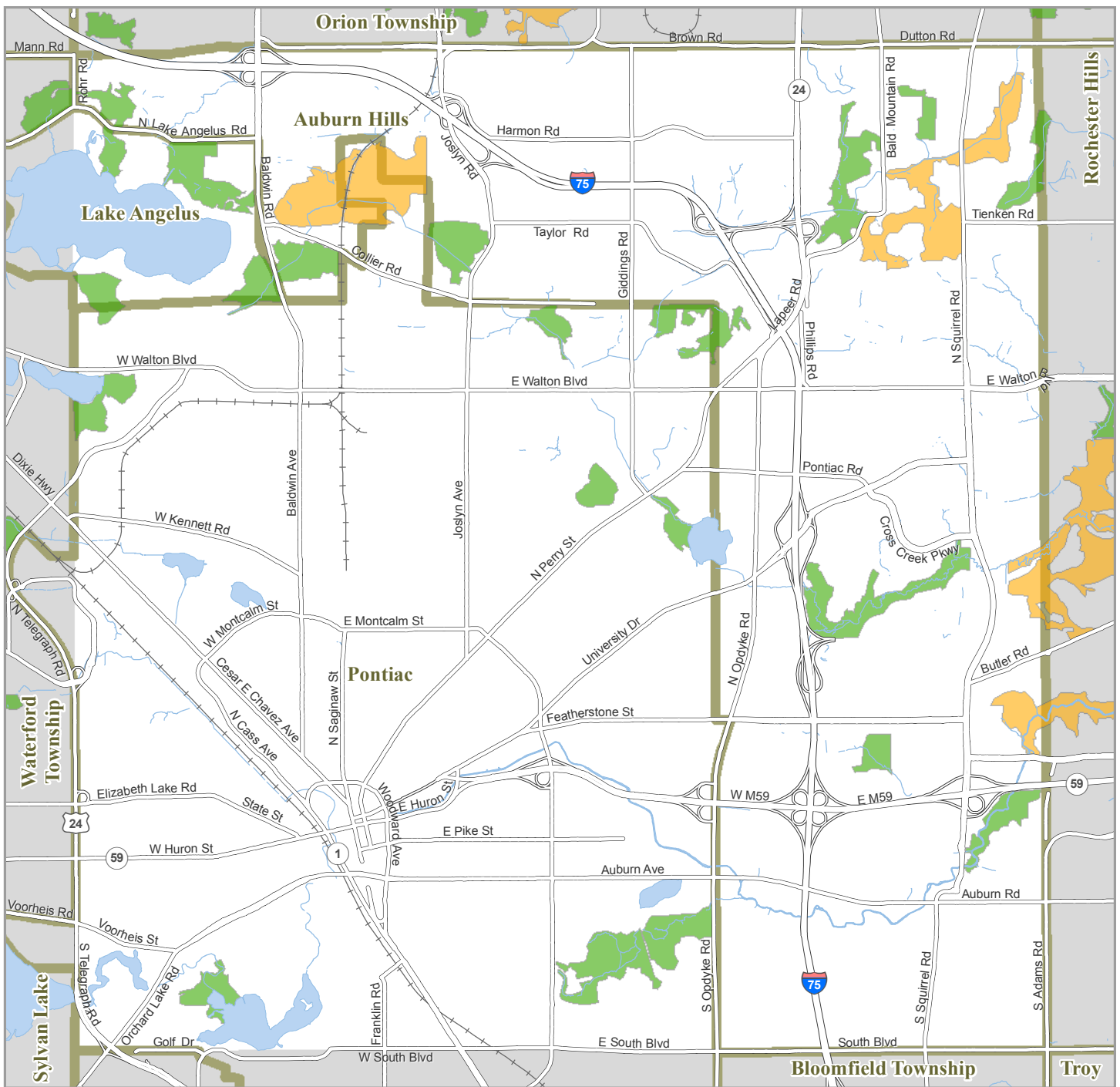
Single Family By Lot Size	Area (ac.)	Area (%)	Parcels	Parcels (%)
10 acres or greater	11.1	0.7%	1	0.0%
5 to 9.9 acres	37.7	2.3%	5	0.1%
2.5 to 4.9 acres	177.0	10.7%	46	1.2%
1 to 2.4 acres	226.1	13.6%	154	4.0%
14,000 to 43,559 sq. ft.	696.2	42.0%	1,276	33.2%
8,000 to 13,999 sq. ft.	363.1	21.9%	1,465	38.2%
Less than 8,000 sq. ft.	140.1	8.4%	875	22.8%
More than one unit per parcel	7.6	0.5%	17	0.4%
Single Family Sub-total	1,659.0	100.0%	3,839	100.0%

Land Use by Area

- Agricultural
- Single Family Residential
- Multiple Family
- Mobile Home Park
- Commercial/Office
- Industrial
- Public/Institutional
- Recreation/Conservation
- Transp./Utility/Comm.
- Extractive
- Vacant
- Water
- Railroad Right-of-Way
- Road Right-of-Way



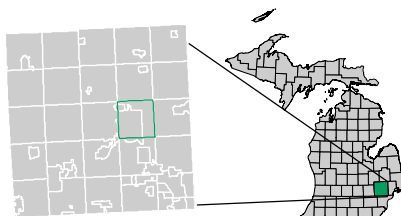
For more information, maps, or questions about this data, please contact the Oakland County One Stop Shop at (248) 858-0720.



The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.

2017 MNFI Potential Natural Areas

City of Auburn Hills



- Municipal Boundary
- Railroad
- Major Roads
- Lake or Pond
- River or Stream

MNFI Potential Natural Areas

- Priority One
- Priority Two
- Priority Three



ECONOMIC DEVELOPMENT
& COMMUNITY AFFAIRS

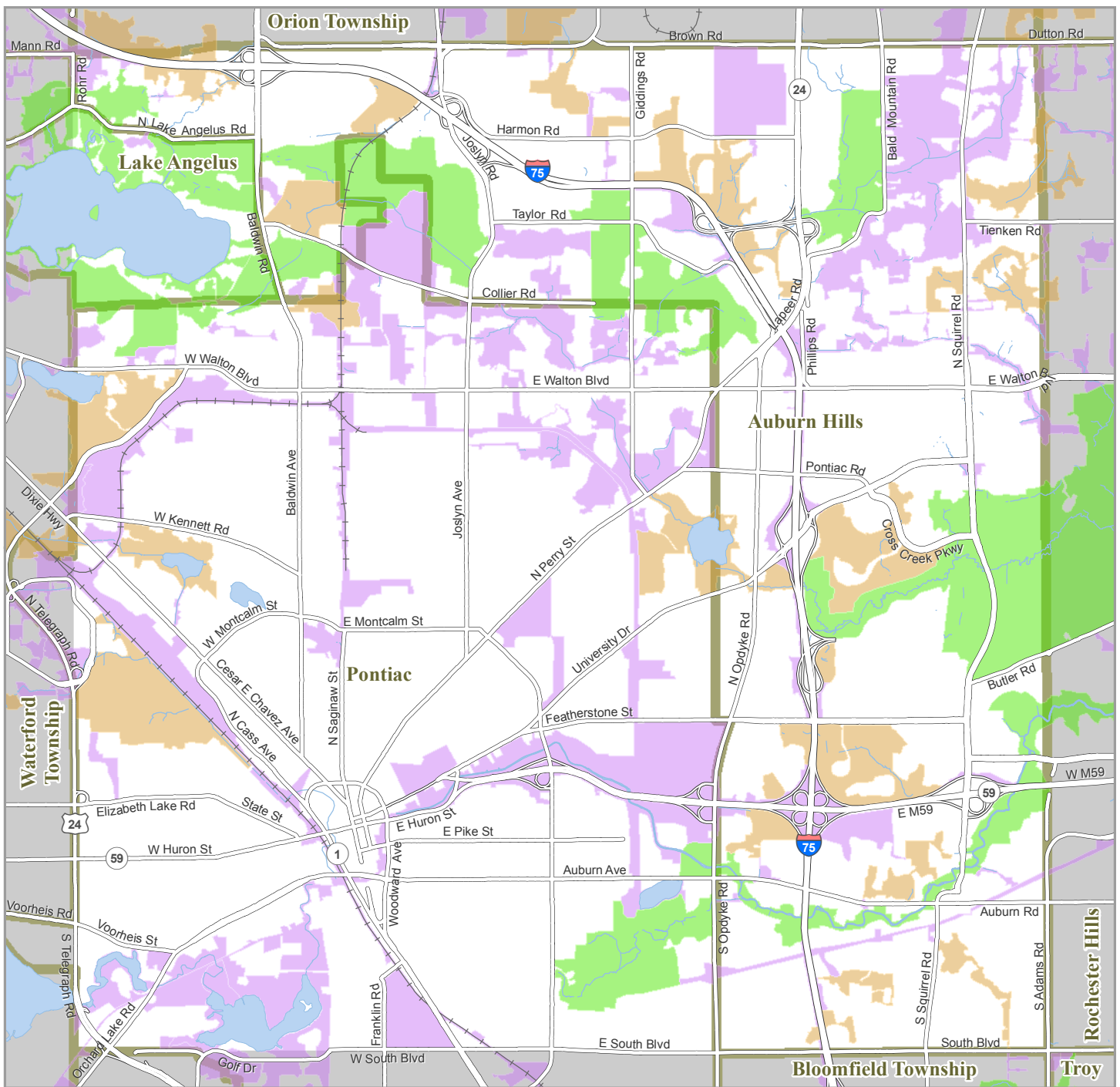
Executive Office Building
L. Brooks Patterson County Executive
2100 Pontiac Lake Road, Bldg. 41W
Waterford, MI 48328-0412
248.858.0721

www.AdvantageOakland.com



Map Created on March 1, 2018

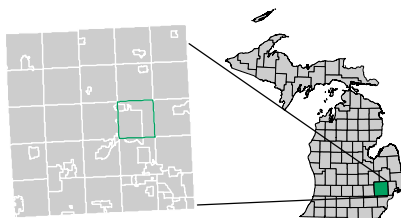
0 0.25 0.5 0.75 1 Miles



The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.

Green Infrastructure

City of Auburn Hills



- Municipal Boundary
- Railroad
- Lake or Pond
- Major Road
- River or Stream

Green Infrastructure Network

- Hub
- Site
- Link



ECONOMIC DEVELOPMENT
& COMMUNITY AFFAIRS

Executive Office Building
L. Brooks Patterson County Executive
2100 Pontiac Lake Road, Bldg. 41W
Waterford, MI 48328-0412
248.858.0721
www.AdvantageOakland.com



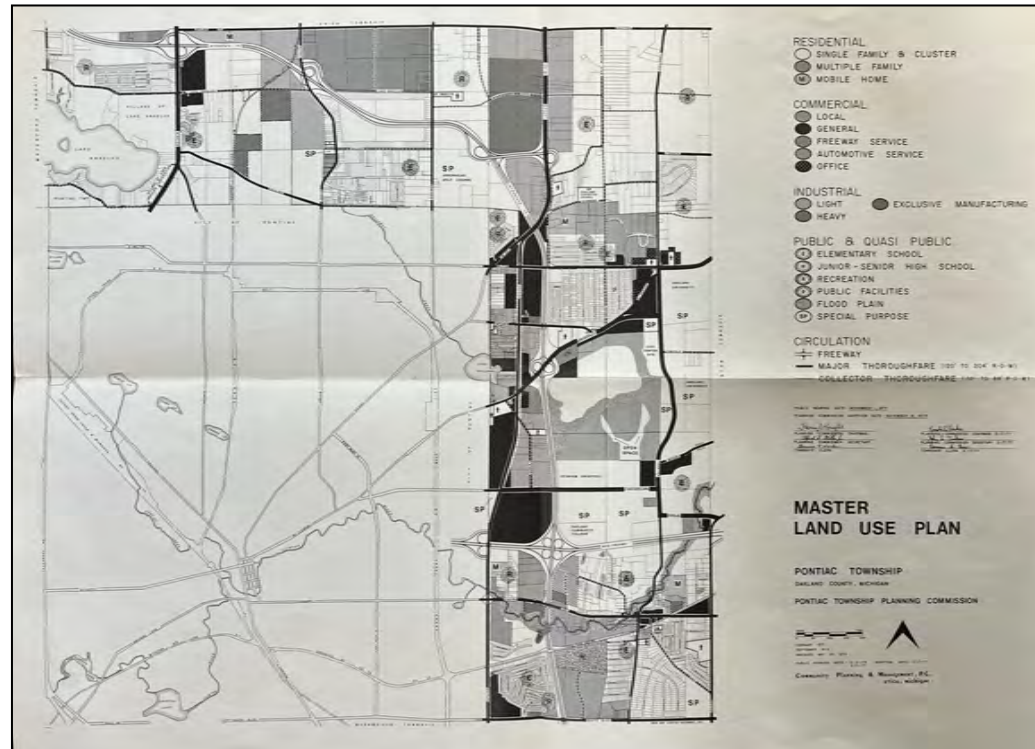
Map Created on March 1, 2018

0 0.25 0.5 0.75 1 Miles

THE CITY'S MASTER LAND USE PLAN

CHANGE RESULTED FROM BUSINESS INTEREST IN THE NEW CITY

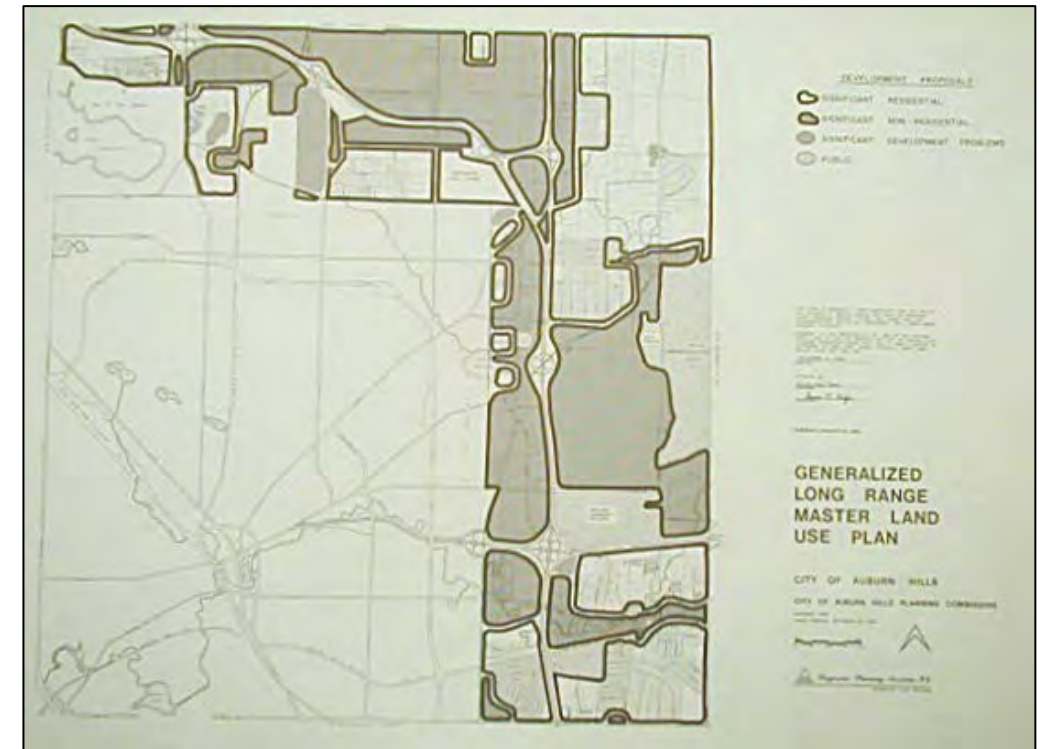
PONTIAC TWP. - NOVEMBER 1973



RELATION OF THE PLAN TO ZONING

- IN 1973, PONTIAC TWP. PLANNED FOR A BUILD-OUT POPULATION OF 57,695
- 19,255 SINGLE-FAMILY DWELLING UNITS IN 17 RESIDENTIAL AREAS
- THE PREVIOUS MASTER PLAN (1965) ENVISIONED A POPULATION OF 74,000
- SPECIFIC WHEN ADDRESSING LOCATIONS OF NON-RESIDENTIAL AREAS

AUBURN HILLS - DECEMBER 1986



RELATION OF THE PLAN TO ZONING

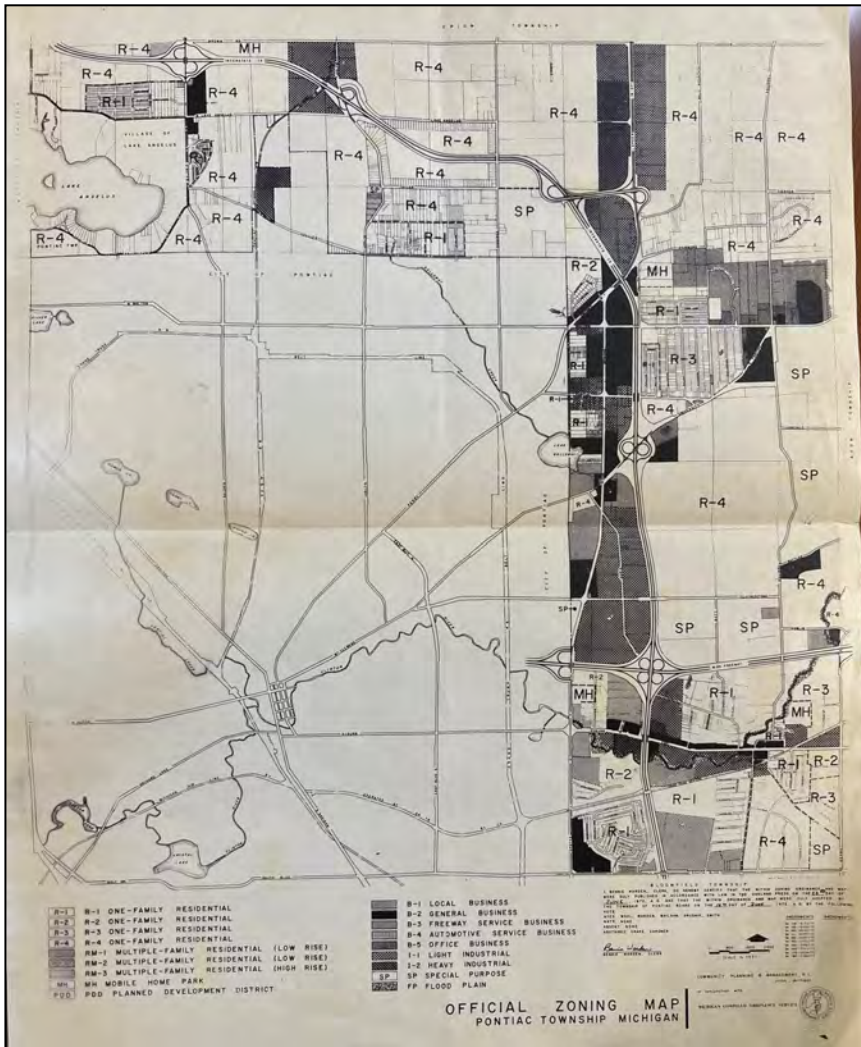
- TOOK THREE YEARS TO DEVELOP (1983-1986)
- NO SUPPORTING TEXT ON HOW TO INTERPRET IT
- LITTLE DIRECTION PROVIDED CONCERNING HOUSING DENSITY
- BOUNDARIES OF LAND USE CATEGORIES WERE VERY GENERALIZED

THE CITY'S ZONING MAP

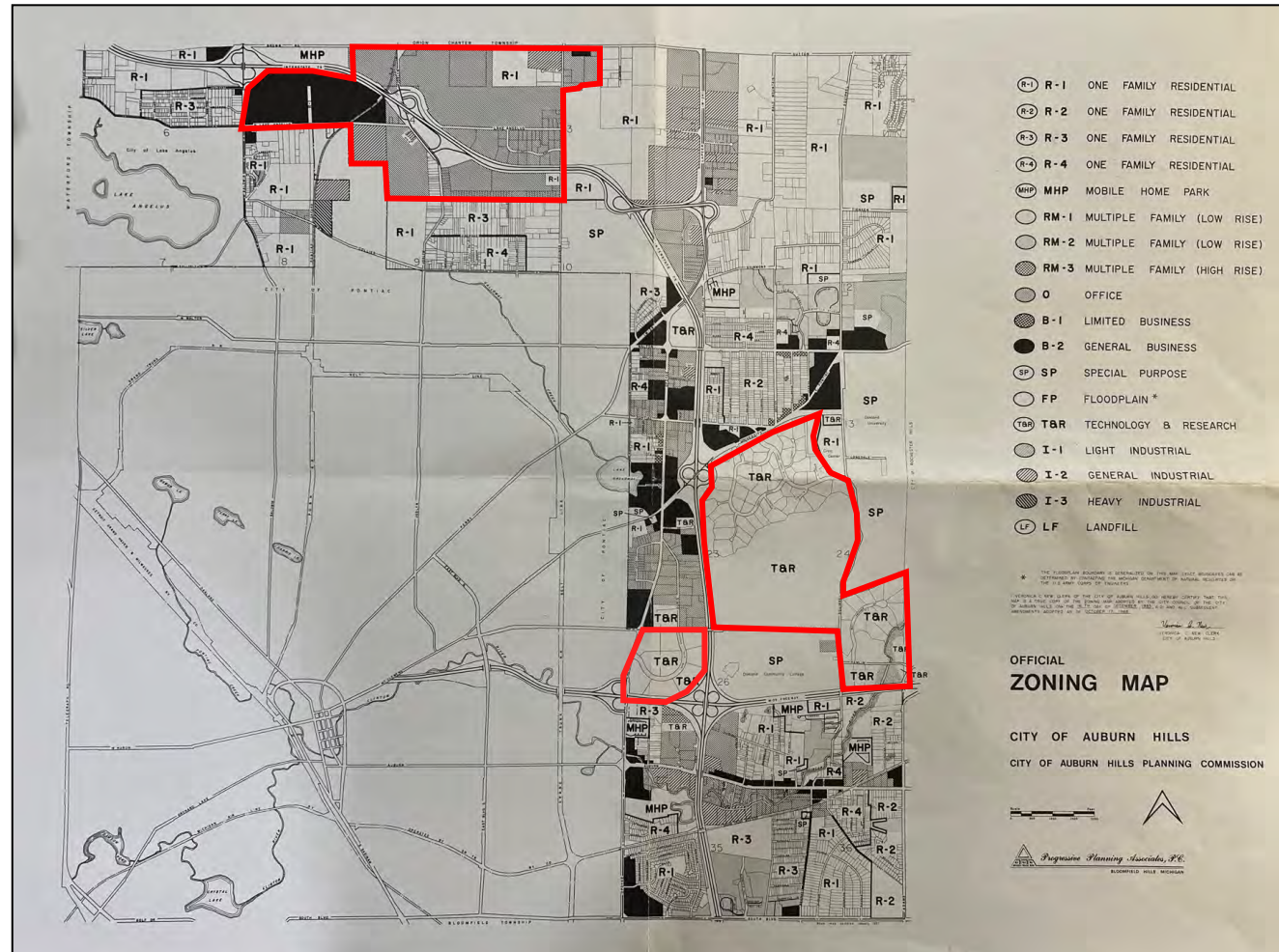
CHANGE RESULTED FROM BUSINESS INTEREST IN THE NEW CITY

UNDERSTANDING AUBURN HILLS

PONTIAC TWP. - JUNE 1972



AUBURN HILLS - OCTOBER 1988



MAJOR ZONING CHANGES

THE CITY'S MASTER LAND USE PLAN

LAND USE ALLOCATION BETWEEN 1986 AND CURRENT PLAN IS SIMILAR

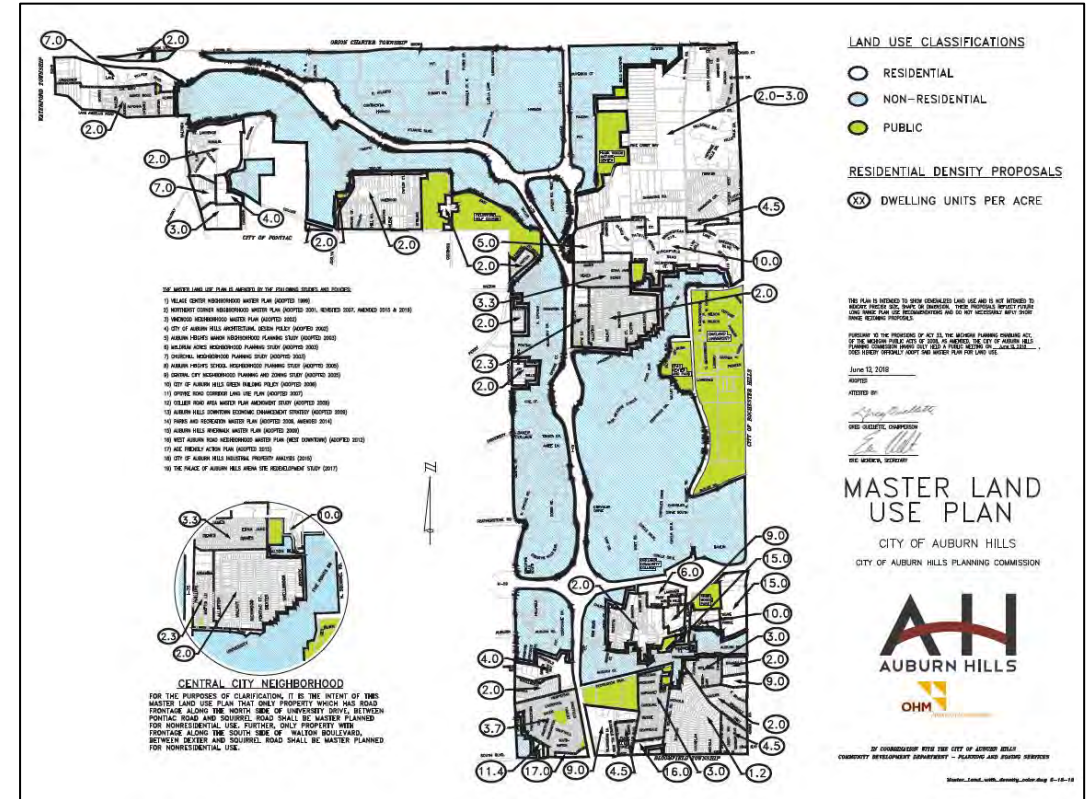
DECEMBER 1986



RELATION OF THE PLAN TO ZONING

- TOOK THREE YEARS TO DEVELOP (1983-1986)
- NO SUPPORTING TEXT ON HOW TO INTERPRET IT
- LITTLE DIRECTION PROVIDED CONCERNING HOUSING DENSITY
- BOUNDARIES OF LAND USE CATEGORIES WERE VERY GENERALIZED

JUNE 2018

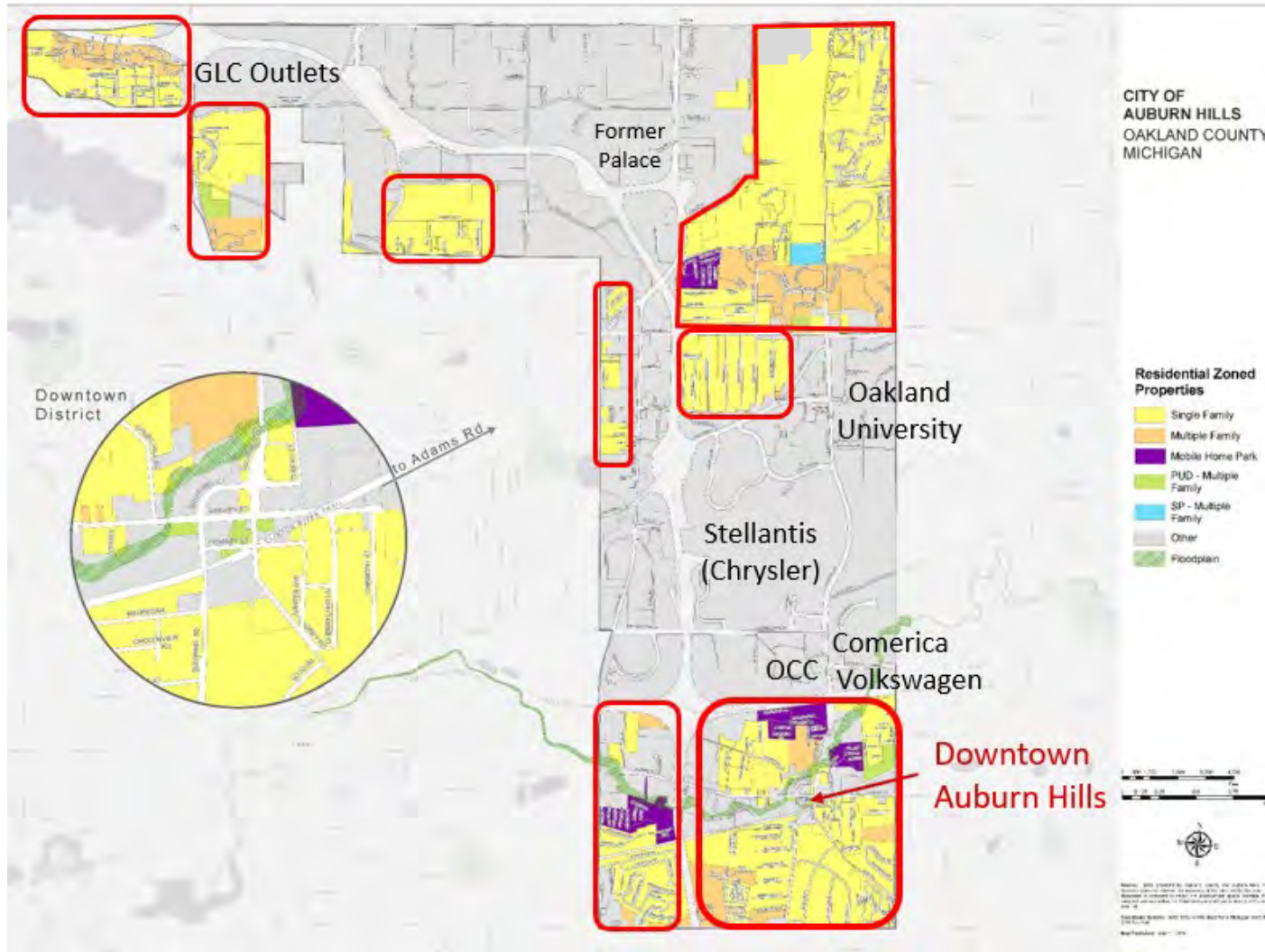


RELATION OF THE PLAN TO ZONING

- CREATED A NEW PLAN IN 2002. SPECIFIC DENSITIES OUTLINED FOR RESIDENTIAL LAND. NON-RESIDENTIAL LAND LEFT GENERALIZED WITH DIRECTION FOR REZONING DECISIONS IN THE BROCHURE TEXT
- OVERALL PLAN NOW SUPPORTED BY 19 NEIGHBORHOOD/SUBAREA PLANS

LAND USE OPPOSITE OF MOST MUNICIPALITIES

NEIGHBORHOODS ARE GEOGRAPHICALLY SEPARATED



- 2020 US CENSUS POPULATION - 24,360
- 39.5% OF THE CITY'S LAND AREA IS MASTER PLANNED FOR RESIDENTIAL LAND USE
- OWNER-OCCUPIED HOUSING UNITS REPRESENT 22% OF THE CITY'S TAX BASE