

AGENDA



Planning Commission
Wednesday, October 7, 2026 ❖ 6:00 p.m.

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

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

1. **MEETING CALLED TO ORDER**
2. **ROLL CALL OF PLANNING COMMISSION**
3. **PERSONS WISHING TO BE HEARD** (regarding items not on the agenda)
4. **APPROVAL OF MINUTES** – August 12, 2026
5. **PETITIONERS**
 - 5a. **Kemp Industrial Building**
Public Hearing/Motion – To recommend to City Council approval of a Site Plan and Tree Removal Permit to construct an industrial building.
 - 5b. **Master Land Use Plan**
Public Hearing / Motion – To adopt the amended Master Land Use Plan and transmit it to the City Council for formal receipt and filing in accordance with State law.
6. **UNFINISHED BUSINESS**
7. **NEW BUSINESS**
8. **COMMUNICATIONS**
 - 8a. Michigan Planning Conference Recap
9. **NEXT SCHEDULED MEETING** – Wednesday, November 11, 2026 at 6:00 p.m. – Council Chamber
10. **ADJOURNMENT**

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

IMPORTANT NOTICE TO PETITIONERS

Items will be presented to the City Council on **Monday, October 19, 2026**. It will be necessary for you to have a representative present to answer any questions from the City Council. **CITY COUNCIL WILL NOT ACT ON YOUR ITEM IF YOU OR YOUR REPRESENTATIVE ARE NOT PRESENT.**

***** SEE REVERSE SIDE FOR PUBLIC HEARING PROCEDURE *****



PLANNING COMMISSION - PUBLIC HEARING PROCEDURE

Below is the public hearing procedure the Chairperson will strive to follow:

1. The Chair will declare the public hearing open and state the time at which it is opened.
2. The Chair will ask City staff if the hearing documents are in order.
3. The Chair will ask City staff if there are any written communications on the item.
4. The Chair will ask City staff to provide their presentation and recommendation.
5. The Chair will ask if the petitioner, or a representative of the petitioner, is present and for their comments.
6. After the presentations are made by City staff and the petitioner, the Chair will ask the Commission if they have any questions for the City staff and the petitioner.
7. The Chairperson asks for comments from the audience.
8. After comments from the audience are provided, the Chairperson closes the public hearing.
9. The Chair will ask the Commission for a Motion and for a Second to the Motion.
10. There may be further discussion on the motion, except if a Commission member makes a motion to table the item.
11. Lastly, the Chair will ask for a Roll Call Vote on the Motion.

Rules of conduct for public comments.

- All individual public comments shall be addressed to the Chairperson
- Each person will be given an opportunity to be heard. Persons may speak only once, unless additional input is authorized by the Chairperson.
- All comments shall be pertinent to the issue at hand and not excessively repetitive.
- For large hearings, the Chairperson may impose a time limit per person on all comments.
- The Chairperson expects courtesy from all participants during the public hearing; applause, booing, shouting, or other public outbursts will not be tolerated.



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

August 12, 2026

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

ROLL CALL: Present: **Raymond Saelens, Jack Ferguson, Dominick Tringali, Cynthia Pavlich, Dominic Patrus, Sam Beidoun**
Absent: Darlene MacMillian, Michelle Case, Carolyn Shearer
Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang, Economic Development Manager Stephanie Carroll, Mayor Eugene Hawkins III
Guests: None

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

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – July 8, 2026

Moved by Ferguson to approve the City of Auburn Hills Planning Commission minutes of July 8, 2026.
Second by Saelens.

VOTE: Yes: Saelens, Ferguson, Pavlich, Tringali, Patrus, Beidoun
No: None

Motion Carried (6-0)

5. PETITIONERS

5a. Text Amendment to the Zoning Ordinance (6:01 p.m.)

Public Hearing/Motion – Recommend to City Council the approval of the text amendment to Article XII. T&R, Technology and Research Districts; Article XIII. I-1, Light Industrial Districts; Article XIV. I-2, General Industrial Districts; and Article XVIII, General Provisions of the Zoning Ordinance, to address new provisions for clean industrial uses and establish comprehensive standards for data centers.

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

Mr. Cohen delivered a comprehensive presentation on proposed amendments to the Zoning Ordinance that address clean industrial uses and data centers. He noted that the amendments are not intended to prohibit data centers but to establish clear, reasonable, and fact-based standards for their location, design, and operation in Auburn Hills. He further explained that data centers differ from traditional office and industrial uses due to their significant electrical demands, continuous operations, cooling systems, backup generators, and relatively limited permanent staffing. He noted that the City's existing Zoning Ordinance lacks comprehensive standards that address these characteristics.

Mr. Cohen explained that staff recommendations were primarily influenced by three factors: the City's experience with the current US Signal data center, research on data center regulations adopted by other communities, and discussions with DTE Energy about Auburn Hills' electrical infrastructure and capacity. He also reviewed the City's assessment of potential sites for future data centers. Staff identified six industrial properties, mainly in the northern part of the City, that are better suited for data center development because of their land availability, infrastructure, surrounding land uses, and separation from residential areas. The proposed amendments aim to direct future data center development to these areas while still allowing other locations to be considered through the Planned Unit Development process when appropriate.

He outlined the City's intent to preserve the T&R District for corporate offices, research and development, technology, and other higher employment uses. The proposed amendments would remove data centers as a

permitted use in the T&R District and provide a PUD option if an alternative location can be shown to be appropriate.

Mr. Cohen summarized the proposed standards in new Section 1837, including requirements for noise studies and monitoring, emergency generator operation and testing, equipment screening, cooling and water systems, electrical capacity, emergency planning, future expansion, and a recorded Development Agreement that establishes enforceable operational and performance requirements.

Mr. Cohen concluded that the proposed amendments offer a balanced approach that recognizes the economic and technological significance of data centers, guides their placement, establishes reasonable operating standards, protects nearby properties, and supports the City's long-term planning goals.

Staff recommends approval of the proposed text amendment.

Ms. Pavlich asked whether any new data centers have been proposed. Mr. Cohen stated that there have been no recent proposals and that this was a proactive step to address the land use.

Ms. Pavlich asked who would hold any proposed data centers accountable if they expand their equipment or fail to complete their project as contracted. Mr. Cohen stated that the City of Auburn Hills would hold them accountable under a Development Agreement.

Ms. Pavlich stated that this is a highly complex and consequential issue that will affect the City when the current Commission members are no longer on the Commission. She expressed concern about the future removal of equipment that has outlived its usefulness in this rapidly evolving industry. She would like assurance that the agreement addresses this outdated equipment. Mr. Cohen stated that the agreement would address it to the extent necessary.

Mr. Saelens asked whether water capacity is an issue for a closed-loop system. Mr. Lang explained the closed-loop refrigerant system used to cool data centers.

Mr. Patrus asked about the electrical infrastructure for the large data centers and whether the proposed ordinance amendments would pose an issue if DTE begins upgrading its systems to accommodate them. Mr. Cohen explained that the City is only required to provide an area where a data center could be built. The City is not responsible for electrical capacity but only needs to provide a place where they could be built.

Mr. Cohen explained the difference in noise impact between the small data centers and the large-scale centers. These amendments provide the ability to address any noise issues should they arise. Mr. Saelens asked whether the noise is primarily caused by the backup generators. Mr. Cohen confirmed that this is correct and that the generators are used only during a continuous power outage or routine monthly testing. He also noted that other mechanical equipment, such as the chillers, can produce objectionable noise if not properly mitigated with enclosures and soundproofing.

Mr. Ferguson stated that he appreciated the extensive presentation and all the information provided to City Council and the Planning Commission.

Mr. Beidoun asked whether data centers will become like cell towers, with one needed every so many miles. He also asked whether data centers cater to a particular industry. Mr. Cohen explained that, in his understanding, smaller data centers serve local and regional companies, and that it will take time for the industry to evolve to determine how many will be needed. He does not anticipate any extensive, large-scale artificial intelligence hyperscale data centers, as Auburn Hills does not have the land or electrical capacity required for a large center.

Mr. Beidoun asked whether the City has any discretion. Mr. Cohen explained that the available locations are subject to a special land use permit.

Mr. Beidoun asked about the required parking. Mr. Cohen explained that it would be determined on a case-by-case basis. Most sites would require only 10-30 spaces, as they are needed only for the few employees who service the

property.

Ms. Pavlich asked whether tax abatements would have to be granted. Mr. Cohen stated that he was unsure whether they would meet the qualifications, but it could be possible depending on the amount invested in real property. Ms. Carroll stated that she is not aware of any data centers receiving tax abatements.

Mr. Beidoun asked about the electric grid in the six areas indicated in the presentation. Mr. Cohen explained that DTE has indicated that its process for upgrades for anything over 10-15 megawatts could take 24 months to four years to plan and implement, depending on the electrical demand of the new facility.

Mr. Ferguson thanked Mr. Cohen for preparing all this information to protect Auburn Hills.

Mr. Beidoun opened the public hearing at 7:01 p.m.

There being no public comments, Mr. Beidoun closed the public hearing at 7:01 p.m.

Moved by Ferguson to recommend to City Council the approval of the enclosed text amendment to Article XII. T&R, Technology and Research Districts; Article XIII. I-1, Light Industrial Districts; Article XIV. I-2, General Industrial Districts; and Article XVIII, General Provisions of the Zoning Ordinance, to address new provisions for clean industrial uses and establish comprehensive standards for data centers.

Second by Tringali.

VOTE:

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

No: None

Motion Carried (6-0)

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS – None.

8. COMMUNICATIONS

Mr. Beidoun asked about the intersection of I-75 and Baldwin Road and the safety of those gathering there. Mr. Cohen stated that he would investigate the matter further with the Police Department and report back.

9. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, September 9, 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 7:06 p.m.

Submitted by:

Susan McCullough, MiPMC III, CMC

Recording Secretary



CITY OF AUBURN HILLS

PLANNING COMMISSION AGENDA

MEETING DATE: OCTOBER 7, 2026

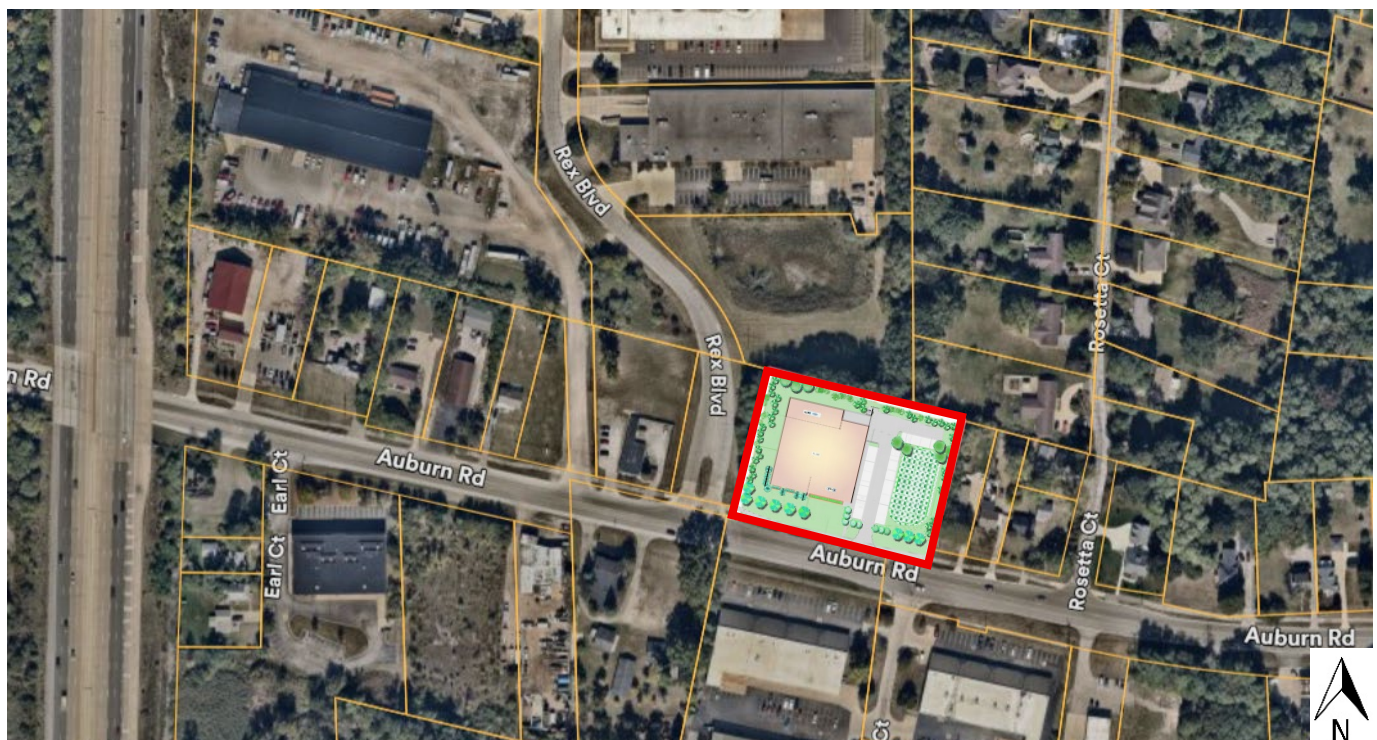
AGENDA ITEM NO 5a.

COMMUNITY DEVELOPMENT

To: Chairperson Sam Beidoun and the Planning Commission
From: Steven J. Cohen, AICP, Director of Community Development
Submitted: October 2, 2026
Subject: Kemp Industrial Building
Public Hearing/Motion - Recommendation to City Council for Site Plan and Tree Removal Permit approval.

INTRODUCTION AND HISTORY

This is a request from Kemp Building and Development for approval to construct a 22,169-square-foot light industrial building at the northeast corner of Rex Boulevard and Auburn Road. The 1.81-acre parcel is zoned I-1, Light Industrial District. The proposed building is intended as a speculative development for a single user and would provide space for office, warehouse, and light assembly operations. The estimated construction cost is \$2.2 million. The company plans to begin construction by Spring 2027 and complete the project by the end of 2027.



Aerial Photo with Illustrated Site Plan

KEY ISSUE

Staff worked closely with the developer throughout the review process to address the site's unique constraints and minimize potential land use conflicts with the adjacent residential neighborhood. Although Kemp Building and Development sought an agreement to secure vehicular access to private Rex Boulevard, it did not reach one with the property owner. As a result, staff and the developer carefully evaluated options for an efficient site layout that did not rely on access to Rex Boulevard. As shown in the attached site plan and exhibit above, the team refined building placement, circulation, loading and service areas, the detention pond, landscaping, and screening to maximize separation from neighboring residences and minimize potential impacts.

KEY ISSUE (cont.)

Several aspects of the proposed site plan have been specifically designed to address the property's proximity to the adjacent residential neighborhood:

1. Building and detention pond placement. The building has been positioned to maximize separation from neighboring homes, and the detention pond is located along the property's east side. This arrangement places the building and areas associated with business activity farther from the residences and provides an additional buffer between the industrial use and the neighborhood.
2. Loading, trash dumpster enclosure, and screening. The loading and service areas have been carefully sited to minimize potential impacts on neighboring properties. The proposal also includes enhanced landscaping and screening along the north and east property boundaries, including a new six-foot vinyl privacy fence and additional trees. These improvements will meet or exceed the City's applicable landscaping and screening standards.
3. Prohibition of outdoor storage. Given the site's location immediately adjacent to residential properties and the limited excess land and available parking, the site plan does not provide for outdoor storage of materials or vehicles. Conditions of approval will specifically prohibit outdoor storage. This will help maintain an orderly site and prevent outdoor storage or additional vehicle areas from extending toward or affecting neighboring residences.
4. Future tenant compliance. Because the building is being developed on a speculative basis and no specific tenant has been identified, any future tenant must comply with all applicable City of Auburn Hills zoning requirements, regulations, performance standards, and conditions of approval. This will help ensure that the building's eventual use remains consistent with the approved site plan and does not introduce activities incompatible with the surrounding area.



Illustrated Site Plan



Rendering of the Proposed Building

STAFF RECOMMENDATION

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

We recommend Conditional Approval of the Site Plan and Tree Removal Permit and offer the following discretionary findings of fact:

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
 - a) All requirements and standards of the Zoning Ordinance, and other City Ordinances, can be met.
 - b) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to Auburn Road.
 - c) Traffic circulation features within the site and the location of parking areas avoid common traffic problems and can promote safety.
 - d) A satisfactory and harmonious relationship will exist between the proposed development and surrounding area.
 - e) The proposed use will not have an unreasonable, detrimental or injurious effect upon the natural characteristics of the subject parcel, or the adjacent area.
3. Based on the project's total square footage, 36 parking spaces are required, and 37 parking spaces are depicted.
4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (two spaces are required, and two spaces are provided). One space is van accessible.
5. Building and parking setback requirements will be met.
6. Greenbelts will be provided.
7. Landscape requirements will be met, and calculations have been submitted.
8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. Light poles shall not exceed 20 feet in height from the finished grade.
9. A note indicates that signs shall meet the requirements of the Zoning Ordinance.
10. A note indicates that parking spaces shall be double-striped.
11. Ground-mounted and roof-mounted mechanical equipment, including transformers, will be screened.
12. A note states that no outside storage will be allowed, including pallet storage, overnight vehicle parking, or trailer storage. *See the conditions of approval.*

STAFF RECOMMENDATION cont.

13. A Tree Removal Permit is required. 63 replacement trees are required, and 69 replacement trees are proposed.
14. The existing five-foot-wide sidewalk along Auburn Road will be repaired and sections replaced in accordance with the recommendations of OHM Advisors, the City's consulting engineer. The site design incorporated Complete Streets considerations, and the development will provide a sidewalk connection between the building and the sidewalk along Auburn Road.
15. Kemp Building and Development has agreed to prepare the parking lot for two electric vehicle charging stations. They will install electrical stubs at the planned station locations and run conduits from the power source to the stubs during construction to support the future installation of the charging stations as needed.

Conditions:

1. **Performance Guarantees.** Kemp Building and Development shall comply with the requirements of Section 2007. Performance Guarantees of the Zoning Ordinance.
2. **Prohibition of Outside Storage.** Kemp Building and Development understands and accepts that outside storage is prohibited on the property, including, but not limited to, pallet storage, overnight parking or storage of vehicles, and trailer storage. For clarification, these items shall not be stored overnight in the loading/unloading area. This prohibition is required as a condition of site plan approval and is based on the approved site design and the property's site-specific conditions, including its proximity to residential property and the lack of excess parking or usable area to accommodate outside storage. Outside storage is not a component of the approved project and is not feasible or compatible with the approved site design. This restriction shall run with the property and be binding upon all future owners, occupants, tenants, successors, and assigns. Kemp Building and Development acknowledges and agrees that, based on the site-specific conditions and approved site design described above, outside storage is not an appropriate use of the property. Accordingly, any future application for a Special Land Use Permit for outside storage on the property shall be inconsistent with this condition of site plan approval and the approved site design and shall not be approved by the City.
3. **Land Combination.** An application to combine the three parcels shall be filed with the Assessing Department to form the new development parcel.
4. **Conformance with Approved Plans and Representations.** Approval of the project is based on the representations made by Kemp Building and Development, as documented in this staff report, submitted materials, and the public meeting minutes. The development shall remain in conformance with these representations.

RECOMMENDED ACTION

Move to recommend to City Council approval of the Site Plan and Tree Removal Permit for the Kemp Industrial Building, including the discretionary findings of fact and approval conditions provided by Mr. Steven Cohen, subject to any additional conditions recommended by the City's Administrative Review Team.



DEVELOPMENT APPLICATION

PLEASE CHECK YOUR REQUESTED REVIEW:

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

CITY USE ONLY

ADDRESS: 2685 Auburn Rd
DATE RECEIVED: 7/22/26
FEES PAID: \$6,977.50
SP #: 260008
PUD#: _____
SLU #: _____
LD/LE/SUB#: LD260002
RZ#: _____
ZBA #: _____
PTR#: 260004

PROJECT NAME Kemp Industrial Building

GENERAL PROJECT LOCATION TBD Rex Boulevard. (Rex Blvd and Auburn Rd)

PARCEL SIZE 1.81 acres

ZONING I-1

BUILDING SIZE (SQ FT) 22,169 sf

PROJECT DESCRIPTION New Industrial Building

SIDWELL NUMBER(S) 14-35-201-028; 14-35-201-029 and 14-35-201-030

APPLICANT INFORMATION

NAME Thomas Kemp

SIGNATURE Thomas R. Kemp

BUSINESS NAME Kemp Building and Development

ADDRESS 275 W Girard Ave

CITY Madison Heights

STATE MI

ZIP 48071

PHONE # 248-583-9030

EMAIL ADDRESS _____

PROPERTY OWNER(S)

NAME Edward Sherman

SIGNATURE Edward Sherman

BUSINESS NAME Research Park Development Co,

ADDRESS 1000 E. Mandoline.

CITY Madison Heights,

STATE MI

ZIP 48071

PHONE # 248-588-4350

EMAIL ADDRESS _____



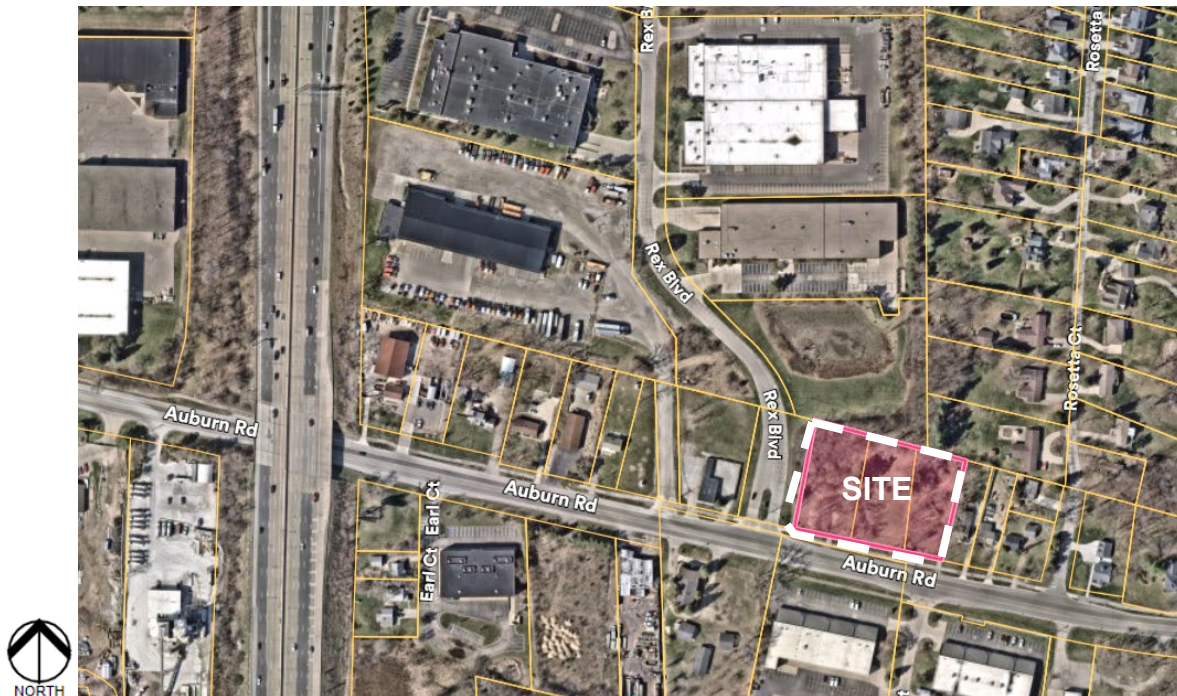
Planning Commission Public Notice

Meeting Date, Time, and Location:	Wednesday, October 7, 2026 at 6:00 p.m. City of Auburn Hills - City Council Chambers 1827 N. Squirrel Road, Auburn Hills, MI 48326
Project Name:	Kemp Industrial Building
General Property Location:	Northeast corner of Rex Boulevard and Auburn Road (Sidwell Nos. 14-35-201-028, 029, and 030)
Applicant:	Tom Kemp – 248-583-9030
Nature of the Request:	Recommendation to City Council for Site Plan and Tree Removal Permit approval to construct an industrial building.
City Staff Contact:	Steven J. Cohen, AICP Director of Community Development - 248-364-6900

Notice will be sent via U.S. Mail to properties within 1,000 feet of the site. The proposed application can be inspected before the meeting at the Community Development Department, located on the municipal campus at 1827 N. Squirrel Road, Auburn Hills, MI 48326, during regular City business hours.

Persons wishing to express their views may do so in person at the meeting or in writing addressed to the Planning Commission c/o Steven J. Cohen, AICP, Director of Community Development, at the above address.

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



LOCATION MAP



September 30, 2026

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

RE: Kemp Industrial Building
Site Plan Review

Dear Mr. Cohen:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on September 28, 2026, was prepared by Mason Browns Associates, LLC. The review comments are noted below.

PERMITS:

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

- Soil erosion permit from O.C.W.R.C.
- Water main extension permit from E.G.L.E.

GENERAL:

The site is located at the northeast corner of Auburn Road and Rex Boulevard in Section 35 of the City of Auburn Hills. The applicant is proposing to construct a 22,169 sq. ft speculative building that will consist of 16,229 sq. ft. of shop area, 2,440 sq. ft. of office space, and 3,500 sq. ft. of warehouse space. The site along with the adjacent properties to the north, east, southeast, and west are zoned Light Industrial (I-1) while the property to the southwest is zoned Special Purpose (SP). A complete legal description of the parcels are shown on the plan. It has been noted on the plans that a land combination is required. The City of Auburn Hills Standard Notes and Fire Department Notes are included on the plan. A landscape plan was included in the plan set. The landscape plan shall show all existing and proposed utilities, and trees shall not be located within the influence of utilities, if feasible. Furthermore, a demolition plan and a soil erosion and sedimentation control plan is needed for engineering review. The Auburn Hills Standard Details were also not included in the plan set and will need to be in the engineering review submittal. No benchmarks are shown on the plan and a minimum of two will be needed for the engineering review.

MUNICIPAL UTILITIES:

There is a 16-inch water main that extends east along the north side of Auburn Road. There is also a 12-inch water main that extends north along the east side of Rex Boulevard. The applicant proposes to connect to the existing 16-inch water main along Auburn Road and the existing 12-inch water main along Rex Boulevard, creating a looped 8-inch Ductile Iron water main around the proposed building. Two (2) fire hydrant assemblies are proposed to provide adequate coverage for this site. We recommend relocating the northern fire hydrant east of the proposed dumpster enclosure for accessibility during engineering review. A profile for the 8-inch water main



shall also be provided at engineering review. The proposed fire suppression and domestic service locations are shown on the plans. The material type and the size of the water services shall be provided at engineering review. A 12-foot-wide easement is shown for the proposed public water main.

There is an existing 10-inch sanitary sewer that extends along the north side of Auburn Road and a 12-inch sanitary sewer that extends along the east side of Rex Boulevard. The applicant is proposing to tap the existing sanitary sewer on the north side of Auburn Road and extend a 6-inch PVC SDR 23.5 sanitary sewer lead at a slope of 1% to the south side of the building.

STORM SEWER AND DETENTION:

The site is located in the Huntoon Drainage District, which has a maximum discharge rate of 0.20 cfs/acre. Storm water runoff for the site will be collected via a series of catch basins and routed to a proposed detention pond on the east side of the site. The detention pond will outlet to an existing 18-inch storm sewer extending along the north side of Auburn Road. Preliminary proposed detention calculations were provided on the plan and appear to meet City requirements. The proposed detention pond is currently sized for Oakland County's 100-year storage volume. A drainage map shall be provided at engineering review, and any pass-through drainage shall be accommodated. Additional information on the proposed storm sewer and detention pond (i.e., profile, calculations, outlet control details, etc.) will be required for engineering review. The ultimate storm sewer outlet and calculations showing the existing storm sewer has adequate capacity for the connection is also required for engineering review. A water quality unit has been provided on the plans prior to the storm water entering the detention pond. The water quality unit shall conform to City standards and additional details and calculations for the water quality unit will be needed for the engineering review.

TRAFFIC/PAVING:

There are currently two existing approaches located off Auburn Road; however, the applicant is proposing to remove the existing approaches and construct one (1) new approach off Auburn Road. The applicant is proposing to build the parking lot east of the proposed building. The plans indicate concrete curb and gutter throughout the parking lot with 4-inch asphalt pavement for parking spaces, 6-inch asphalt pavement for drive aisles, and a 9-inch concrete drive approach. Pavement cross-sections for the site have been provided on the plan. The concrete pavement shall be MDOT Grade 3500 (3500 psi).

The applicant is proposing 37 parking spaces, including 2 barrier free accessible parking spaces and 2 prepped electric vehicle parking spaces. A loading area has been proposed on the north side of the building, and one dumpster enclosure is proposed on the north side of the truck well. The applicant is proposing a 7-foot-wide concrete sidewalk along the proposed building providing a connection to the existing sidewalk along Auburn Road. The applicant is not proposing any changes to the existing sidewalk along Auburn Road. An auto-turn analysis for the WB-40 Interstate Semi-Trailer has also been included in the plan set.

GRADING:

Existing and proposed grades are shown with contours and spot elevations. The site is sloped towards the southwest side and north side of the site. The following note has been included on the plans, "This survey was performed using current gps methods. Due to tree canopy, the survey receiver cannot obtain sufficient data from the satellite system. As a result, vertical information is often inaccurate. Depicted on the survey are contours obtained from aerial data found online. Once trees are removed, this office will prepare a final topographic survey, and the proposed site elevation will be adjusted for construction purposes." Perimeter site slopes shall meet the requirement of 1:4 max and match into existing contours prior to all abutting property lines. Pavement slopes are consistent with City standards and are to remain between 1% and 6% for drive areas and 1% and 4% for parking areas. Sidewalk slopes shall be shown for engineering review and comply with ADA standards.



There are currently no proposed retaining walls on the site. If retaining walls are proposed at engineering review, design details and computations (sealed by a licensed engineer) will need to be submitted and approved during the engineering review for walls greater than one (1) foot in height. Any retaining walls over 2.5 feet in height are required to be fenced and the retaining wall detail shall include the fence.

RECOMMENDATIONS:

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

1. The site improvement plan, designed in accordance with Ordinance No. 806, shall be submitted to the City for review and approval prior to construction. A detailed cost estimate for the improvements shall be submitted with the plans signed and sealed by the design engineer.
2. The developer must post a performance guarantee, in accordance with the City’s requirements as set forth in the City of Auburn Hills Ordinance No. 372, Section 2007, Performance Guarantees. The estimate of the guarantee shall be submitted with the site improvement plan and must reflect all costs for site improvements, including but not limited to mass grading, roadways, lighting, utilities, pathways, sidewalks, screening, landscaping, driveways, training walls, parking lots, drainage, stormwater retention basins, and other similar features.

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

Sincerely,
OHM Advisors

Luke Henry

Luke Henry for Hannah Driesenga, P.E.

Transmitted via e-mail to Steven Cohen: September 30, 2026
cc: File

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POLICE DEPARTMENT
1899 North Squirrel Road
Auburn Hills, MI 48326

MEMORANDUM

TO: Steve Cohen, Director of Community Development
FROM: Brandon Hollenbeck, Lieutenant
DATE: September 29, 2026
SUBJECT: **Kemp Industrial Auburn Road Site Plan Review**

I have reviewed the site plan for the Kemp Industrial Building on Auburn Road. We have no objections to the project as presented in the site plan.



AUBURN HILLS FIRE DEPARTMENT



Official Memorandum

To: Steve Cohen, Director of Community Development
From: Nelson Webb, Fire Inspector
Date: September 29, 2026
Re: Site Plan Review

PROJECT: KEMP INDUSTRIAL BUILDING, Rex/Auburn

XXX	Approved	
	Approved	Subject to the following revisions:
	Denied	

No Comments

Nelson Webb
Fire Inspector
Auburn Hills Fire Department

September 28, 2026

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

Subject: Rex and Auburn Roads, Auburn Hills, MI

Dear Mr. Cohen,

The submittals regarding the above-mentioned project have been reviewed and site conditions verified. The Woodlands Ordinance may be satisfied by planting according to the proposed plans.

See tree detail chart below for tree inventory, removal and replacement tree requirements.

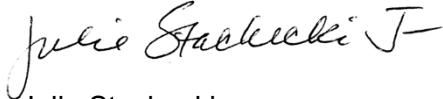
TREE DATA TABLE

DESCRIPTION	TOTAL TREES	Required/REPLACEMENT TREES
Total Trees Surveyed/On Site	132 Surveyed/125 on site	
Removed Regulated Trees	56	56
Non-regulated Trees Removed	40	0
Removed Landmark Trees	2	7
TOTAL Required Replacement Trees		63 Trees

There are 56 regulated trees to be removed for the development of this project, 2 are Landmark trees ($62" \times .25/2.5" = 6.2 = 7$ trees). A total of 63 replacement trees are required. The landscape plans provide 69 trees and therefore satisfies City Ordinances' replacement requirements for regulated & landmark removed trees.

This project is approved based on the submitted tree inventory and the accompanying landscape plans.

Best regards,



Julie Stachecki
City of Auburn Hills Woodland Consultant



Site Specific, Inc.

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



275 West Girard, Madison Heights, MI 48071 Phone (248) 583-9030/ Fax (248) 583-3140

September 9, 2026

**RE: CITIZEN PARTICIPATION LETTER FOR THE DEVELOPMENT OF VACANT LAND – NORTHEAST
CORNER OF REX BOULEVARD AND AUBURN ROAD**

Dear Neighbors,

In accordance with the City of Auburn Hills' Citizen Participation Ordinance, we are notifying you that our company has applied to the City of Auburn Hills to develop the vacant 1.81-acre parcel located at the northeast corner of Rex Boulevard and Auburn Road.

The proposed project consists of a new 22,169-square-foot light industrial building. The building is being developed on a speculative basis, and no specific business or tenant has been identified at this time. Any future tenant or occupant will be required to comply with all applicable City of Auburn Hills zoning requirements, regulations, and standards. As designed, the project fully complies with all City of Auburn Hills building and zoning requirements, and no variances, rezoning actions, or regulatory exceptions are being requested.

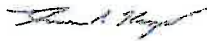
We acknowledge that the property borders a residential neighborhood. This nearby proximity was an important factor in the site planning, and the design aims to maximize separation from adjacent homes. The placement of the building, loading and trash areas, and detention pond has been carefully planned to enhance this distance. Notably, positioning the detention pond on the east side of the property helps keep the building and other areas further from the neighboring residences. The landscape buffer and screening along the north and east boundaries will meet or surpass City standards and will feature a new six-foot vinyl fence along with additional trees.

We recognize the importance of being considerate neighbors when developing near existing homes. Our aim is to deliver a high-quality, appealing, and well-maintained project that thoughtfully considers the surrounding neighborhood. We have worked to meet the City's standards and have added site enhancements to reduce potential effects on nearby residences.

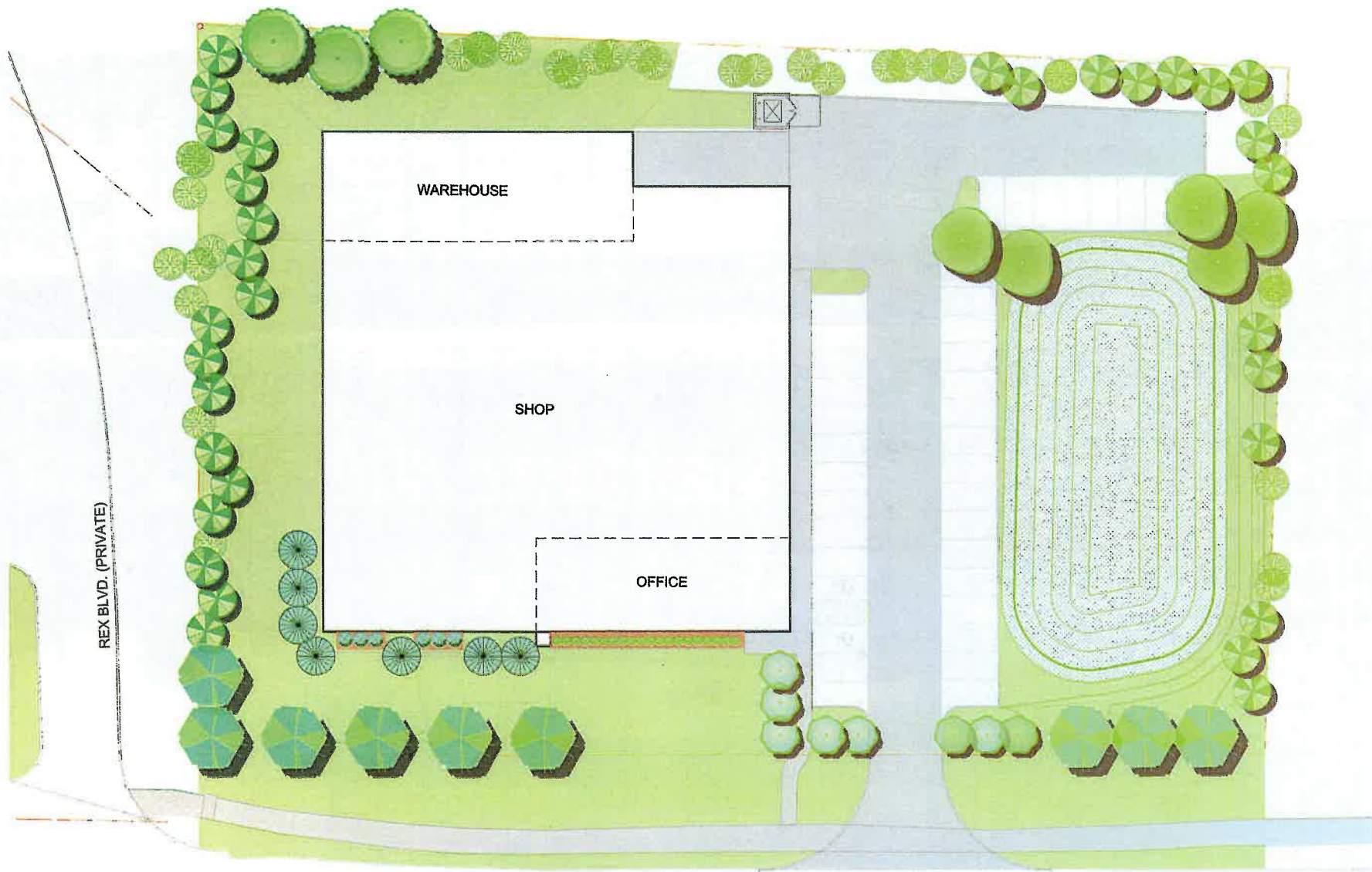
We understand that being a good neighbor begins at the start of construction and continues after project completion. During construction, we pledge to be respectful of nearby residents and to comply with the Auburn Hills Hours of Construction Activity Ordinance and all applicable regulations.

The City of Auburn Hills' Planning Commission is scheduled to review the development application on Wednesday, October 7, 2026. If you have any questions, concerns, or comments regarding the proposed development, please contact me directly at 248-583-9030, ext. 123. If you would like to speak with a City representative, please contact Steve Cohen, Director of Community Development at 248-364-6900.

Sincerely,



Tom Kemp
Kemp Building & Development



LANDSCAPE RENDERING PLAN

0' 7'5" 15' 30'
SCALE: 1"=15'



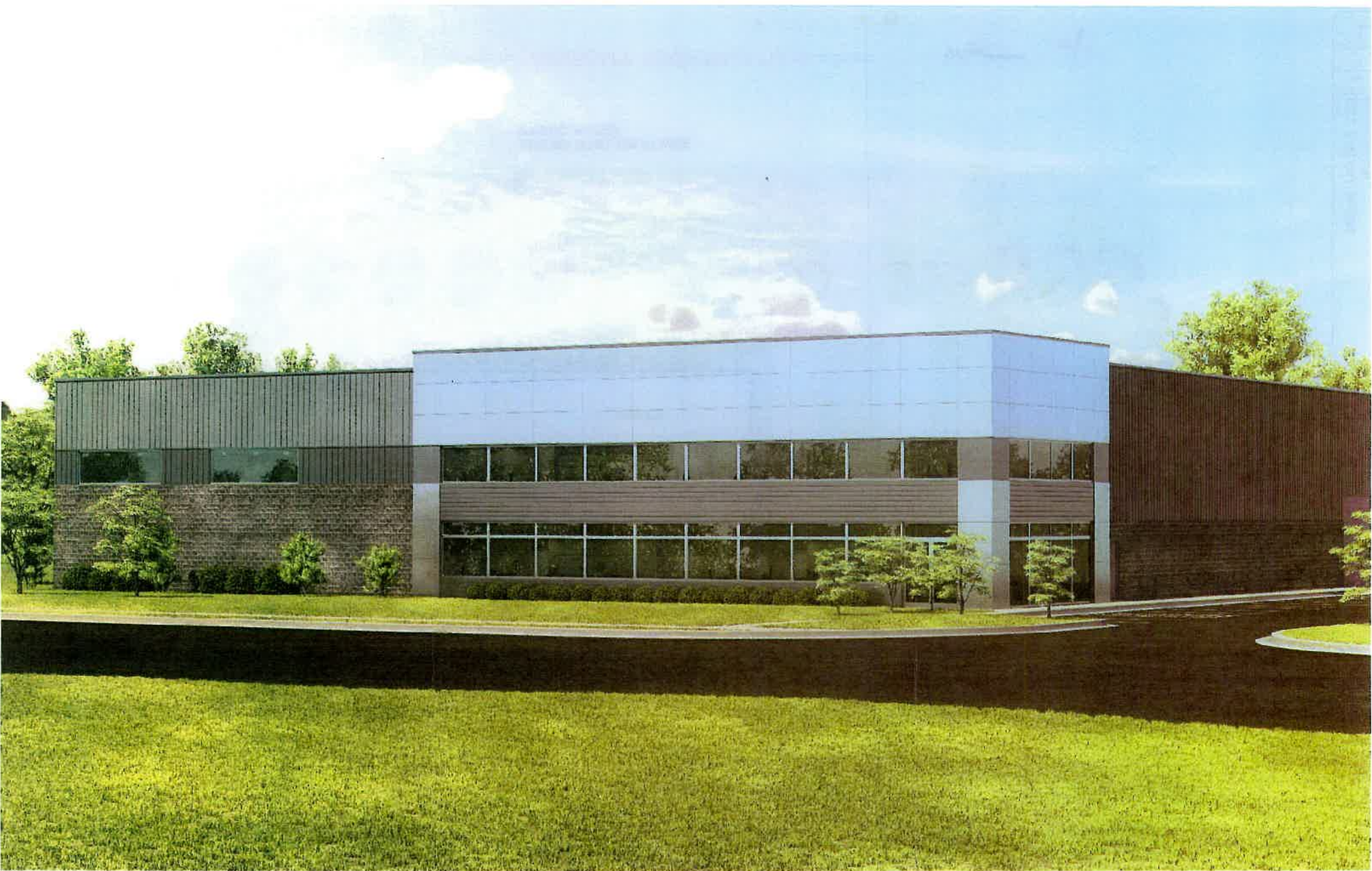
REX AND AUBURN
AUBURN HILLS, MI

PROJECT NO.
LKM
SHEET NO.
2
L

LANDSCAPE RENDERING PLAN
DATE
08/29/2004
CLIENT REVIEW

PAUL RAY JR.
LANDSCAPE ARCHITECT
7-545-14-1414

PATRICK &
C. O'DONNELL





275 West Girard, Madison Heights, MI 48071 Phone (248) 583-9030/ Fax (248) 583-3140

September 29, 2026

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

**RE: RESPONSE TO CITIZEN PARTICIPATION LETTER FOR THE DEVELOPMENT OF VACANT LAND –
 NORTHEAST CORNER OF REX BOULEVARD AND AUBURN ROAD**

Dear Sir/Madam,

As requested, we would like to confirm that 131 letters were mailed on September 8, 2026, to the list of neighbors provided by the City of Auburn Hills, in reference to the new development proposed at the Northeast Corner of Rex Boulevard and Auburn Road.

We also would like to inform that no contact was made by neighbors inquiring about the project.

Please don't hesitate to contact us with any questions and we are looking forward to working with you to develop the project.

Sincerely,

Tom Kemp
Kemp Building & Development Co.

KEMP INDUSTRIAL BUILDING

PART OF THE S.E. 1/4 OF SECTION 26,
T. 3 N. R. 10 E.,
CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

DEVELOPER AND BUILDER:

Kemp Building & Development
275 WEST GIRARD AVE.
MADISON HEIGHTS, MI 48071
ATTN: TOM KEMP
248-583-9030 EXT. # 123

ARCHITECT:

FRANK SALAMONE ARCHITECTS
48534 VAN DYKE AVE
SHELBY TOWNSHIP, MI 48317
ATTN:FRANK SALAMONE, AIA
(586) 254-1007

ENGINEER:

MASON BROWNS ASSOCIATES LLC
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MI 48304
ATTN:MASON L. BROWN, II P.E.
248-425-9789

LANDSCAPE ARCHITECT:

CONROY & ASSOCIATES, INC.
P.O. BOX 542
LAKE ORION, MI 48361
ATTN: PATRICK S. CONROY, RLA
248-808-8082



LOCATION MAP
NO SCALE

SHEET INDEX:

1. COVER SHEET
2. ALTA SURVEY AND TREE LOCATIONS
3. DIMENSIONAL SITE PLAN
4. ENGINEERING SITE PLAN
5. SITE DETAILS
6. SITE DETAILS
- L-1 PROPOSED SITE LANDSCAPE PLAN
- L-2 PLANT LIST AND DETAILS
- L-3 LANDSCAPE RENDERING PLAN
- WP-1 WOODLAND PRESERVATION PLAN
- A-1 FLOOR PLAN
- A-2 ELEVATIONS

LEGAL DESCRIPTION

The Land referred to herein below is situated in the City of Auburn Hills, County of Oakland, State of Michigan, and is described as follows:

Parcel A:

Part of Lot(s) 5 and 6 of SUPERVISOR'S PLAT NO. 11 according to the plat thereof recorded in Liber 30 of Plats, Page 51 of Oakland County Records described as: Beginning at the Northeast corner of Lot 5; thence South 74 degrees 48 minutes 00 seconds East 41.33 feet; thence South 12 degrees 53 minutes 50 seconds West 229.43 feet; thence North 77 degrees 06 minutes 10 seconds West 126.73 feet; thence North 12 degrees 53 minutes 50 seconds East 234.53 feet; thence South 74 degrees 48 minutes 00 seconds East 85.50 feet to the point of beginning.

Parcel B:

Part of Lot(s) 5 and 6 of SUPERVISOR'S PLAT NO. 11 according to the plat thereof recorded in Liber 30 of Plats, Page 51 of Oakland County Records described as: Beginning at the Northeast corner of said Lot 6; thence South 09 degrees 57 minutes 22 seconds West 225.26 feet; thence North 77 degrees 06 minutes 10 seconds West along the North line of Auburn Road, 122.73 feet; thence North 12 degrees 53 minutes 50 seconds East 229.43 feet to the North line of said Lot 6; thence South 74 degrees 48 minutes 00 seconds East along said line; 111.27 feet to the Point of Beginning.

Parcel C:

Part of Lot(s) 6 and 7 of SUPERVISOR'S PLAT NO. 11 according to the plat thereof recorded in Liber 30 of Plats, Page 51 of Oakland County Records described as: Beginning at the Northwest corner of Lot 7, thence South 74 degrees 48 minutes 00 seconds East 19.02 feet; thence South 74 degrees 41 minutes 10 seconds East 93.75 feet; thence South 15 degrees 04 minutes 00 seconds West 220.40 feet; thence North 77 degrees 06 minutes 10 seconds West 92.77 feet; thence North 09 degrees 57 minutes 22 seconds East 225.26 feet to the Point of Beginning.

PROJECT DESCRIPTION:

Construction of a speculative 22,169-square-foot light industrial building at the northeast corner of Rex Boulevard and Auburn Road on 1.81 acres of property.



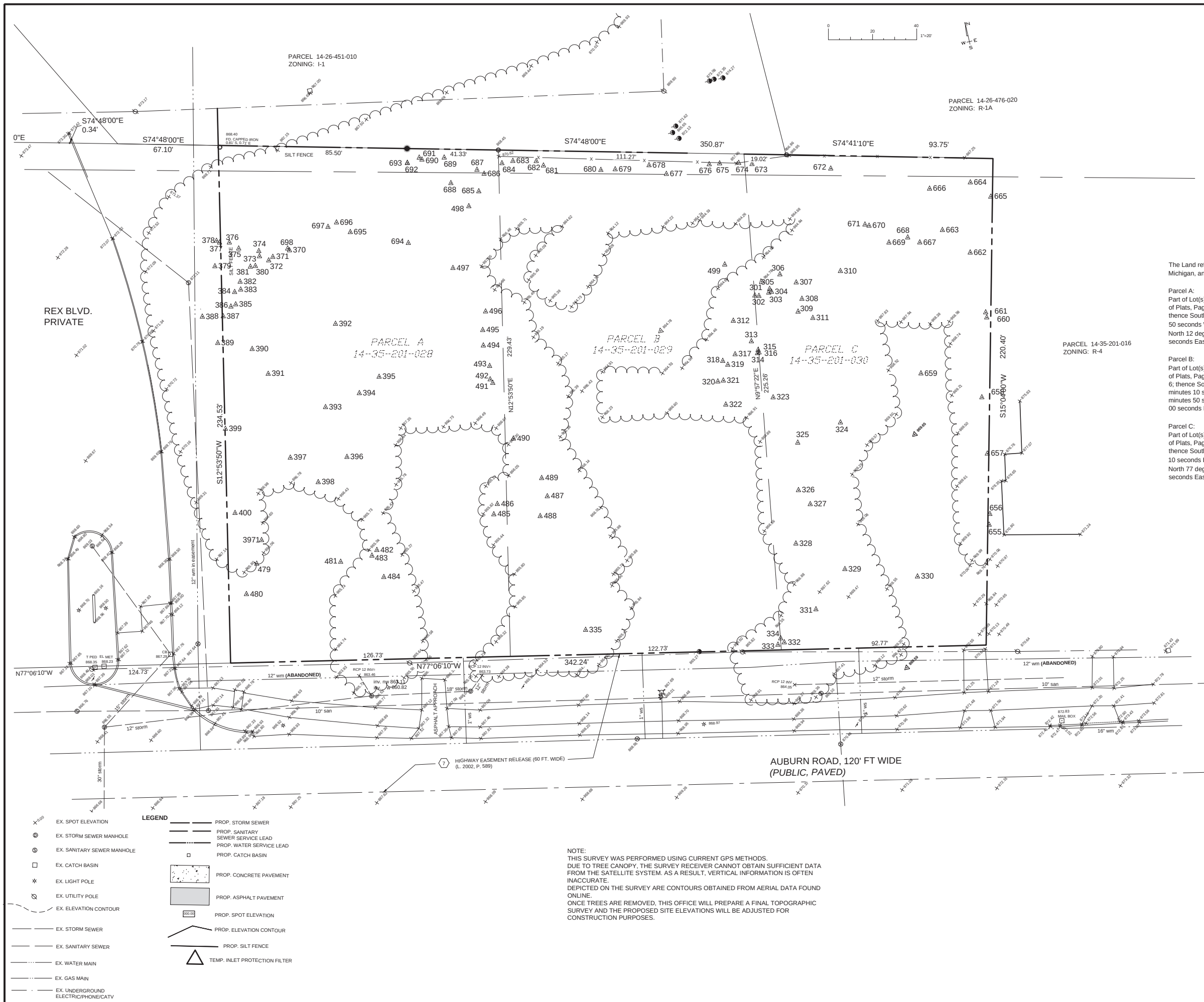
SPA 2026-09-24

MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 425-9789 mason_brown@abglobal.net

KEMP INDUSTRIAL BUILDING
TITLE SHEET

KEMP BUILDING AND DEVELOPMENT
MADISON HEIGHTS, MI 48071
275 WEST GIRARD AVE.

DESIGN: --	REVISIONS:		
DRAWN: mb			
CHECKED: MB			
FIELD CK: net			
SCALE:			
1"=20'			
DATE:			
07-17-2026			
JOB NO.			
25-051			
SHEET			



location map

legal description

The Land referred to herein below is situated in the City of Auburn Hills, County of Oakland, State of Michigan, and is described as follows:

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areas

site: 78,821.51 square feet = 1.81 acres

flood zone classification

subject site is designated as having flood zone classification of "Zone X", per FIRM, Map No. 26125C0388F, effective 9/29/2006.

notes

no observed evidence of earth moving work, building construction or building additions.

no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

potential wetlands soils exist on the subject site, per the Michigan Dept. of Environment, Great Lakes and Energy website. However, a wetland determination has been prepared and found that no wetlands exist on site.

parking

VACANT SITE-NO PARKING

exception notes

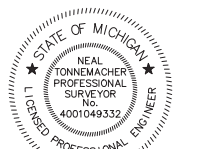
per First American Title Insurance Company Commitment No. 1040699, dated 10/24/2025, 7. The terms, provisions and easement(s) contained in the document entitled Highway Easement Release recorded October 17, 1946 as Liber 2002, page 589. THIS IS IN THE R.O.W. & PLOTTED.

zoning information

Per City of Auburn Hills Zoning Map, the subject site is zoned "I-1", Light Industrial. Setbacks: Front 40' Rear 15' Side 20'

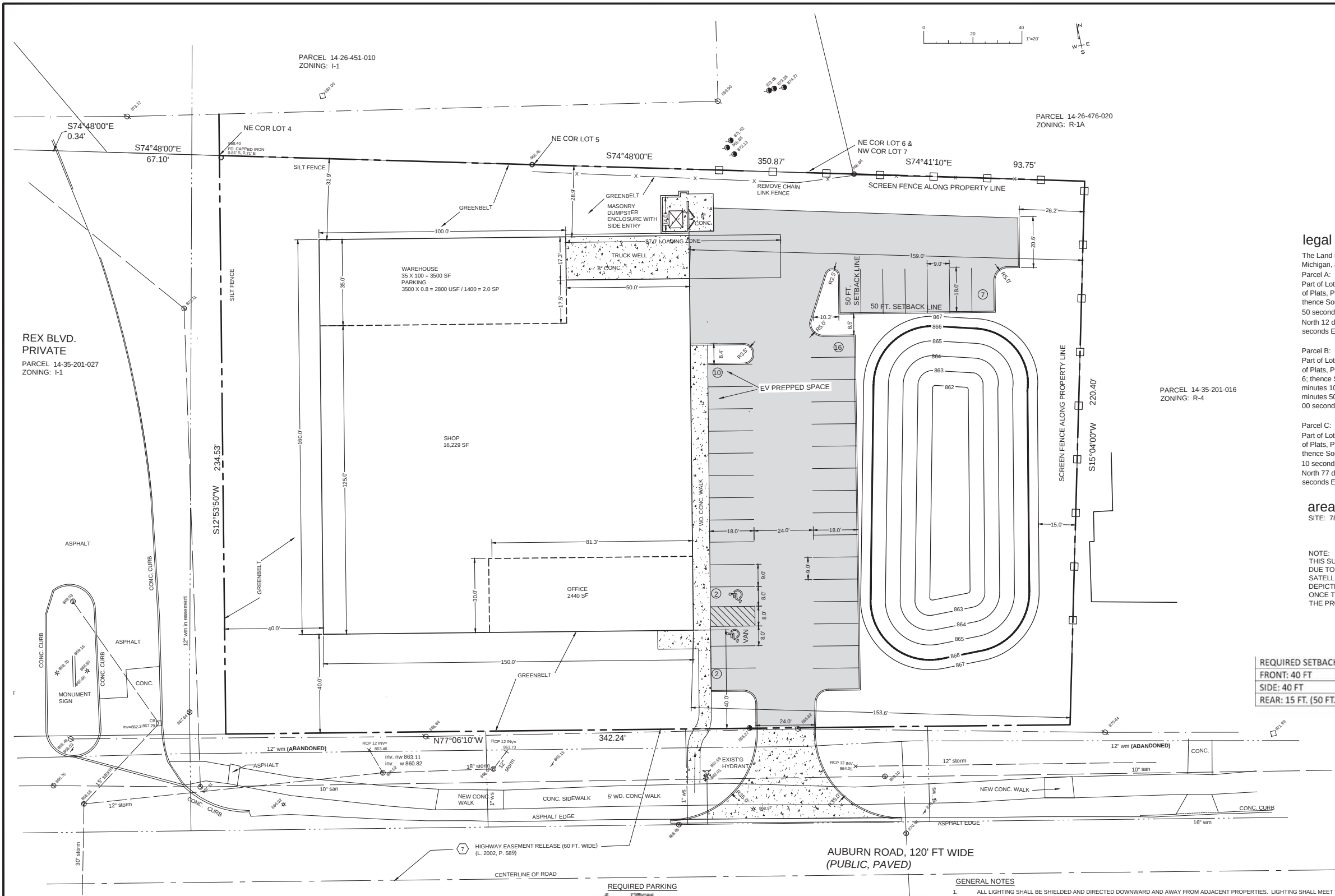
certification

To: Resarch Park Development Co., LLC, First American Title Insurance Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6a, 7a, 7b1, 8, 9, 11, 16, 17 and 18 of Table A thereof.
The field work was completed on January 09, 2026. Date of Plat or Map: January 21, 2026. REV: January 26, 2026 add site area.



SPA 2026-09-24

MASON BROWNS ASSOCIATES, LLC CIVIL ENGINEERS & SURVEYORS 2708 BRIDLE ROAD BLOOMFIELD HILLS, MICHIGAN 48304 (248) 425-9789 mason_brown@sbglobal.net		
KEMP INDUSTRIAL BUILDING ALTAINSPS LAND TITLE SURVEY & TREE LOCATIONS		
KEMP BUILDING AND DEVELOPMENT MADISON HEIGHTS, MI 48071 275 WEST GIRARD AVE.		
DESIGN: --	REVISIONS:	
DRAWN: mb		
CHECKED: MB		
25-051.DWG		
FIELD CK: net		
SCALE: 1"=20'		
DATE: 01-21-2026		
JOB NO. 25-051		
SHEET		
2		



location map

legal description

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areas

SITE: 78,821.51 SQUARE FEET = 1.81 ACRES

NOTE:
THIS SURVEY WAS PERFORMED USING CURRENT GPS METHODS.
DUE TO TREE CANOPY, THE SURVEY RECEIVER CANNOT OBTAIN SUFFICIENT DATA FROM THE SATELLITE SYSTEM. AS A RESULT, VERTICAL INFORMATION IS OFTEN INACCURATE.
DEPICTED ON THE SURVEY ARE CONTOURS OBTAINED FROM AERIAL DATA FOUND ONLINE.
ONCE TREES ARE REMOVED, THIS OFFICE WILL PREPARE A FINAL TOPOGRAPHIC SURVEY AND THE PROPOSED SITE ELEVATIONS WILL BE ADJUSTED FOR CONSTRUCTION PURPOSES.

zoning information

Per City of Auburn Hills Zoning Map, the subject site is zoned "I-1", Light Industrial.

REQUIRED SETBACK DISTANCE	PROVIDED SETBACK DISTANCE
FRONT: 40 FT	FRONT: 40 FT
SIDE: 40 FT	SIDE: WEST: 40', EAST: 159.0' rear: 153.6' front
REAR: 15 FT. (50 FT. ABUTTING RESIDENTIAL)	REAR: 30.9', east, 33.7' west

EX. SPOT ELEVATION

EX. STORM SEWER MANHOLE

EX. SANITARY SEWER MANHOLE

EX. CATCH BASIN

EX. LIGHT POLE

EX. UTILITY POLE

EX. ELEVATION CONTOUR

EX. STORM SEWER

EX. SANITARY SEWER

EX. WATER MAIN

EX. GAS MAIN

EX. UNDERGROUND ELECTRIC/PHONE/CATV

LEGEND

PROP. STORM SEWER

PROP. SANITARY SEWER SERVICE LEAD

PROP. WATER SERVICE LEAD

PROP. CATCH BASIN

PROP. CONCRETE PAVEMENT

PROP. ASPHALT PAVEMENT

PROP. SPOT ELEVATION

PROP. ELEVATION CONTOUR

PROP. SILT FENCE

TEMP. INLET PROTECTION FILTER

PROPOSED PARKING AND LOADING

OFFICE
81.33 X 30 = 2440 SF
PARKING: 0.8 = 1952 USF / 200 = 9.8 SPACES

SHOP
16,229 SF
PARKING: 16,229 X 0.8 = 12,983 USF / 550 = 23.6 SPACES

WAREHOUSE
35 X 100 = 3500 SF
PARKING: 3500 X 0.8 = 2800 USF / 1400 = 2.0 SPACES

TOTAL REQUIRED 9.8 + 23.6 + 2.0 = 35.4 SPACES
TOTAL PROVIDED 37 (INCL. 2 PH)

LOADING ZONE
REQUIRED: 10 SF OF LOADING AREA PER 1 LINEAR FOOT OF BUILDING FRONTAGE
10 SF x 150 LIN. FT. = 1500 SF
PROVIDED: 17.3' x 87' = 1,505 SF (TO BE STRIPED PER ANY CITY REQUIREMENTS)

COVERAGE

BUILDING
23,125 SQ. FT./78,821.51 SQ. FT. = 29.33%

PAVEMENT & BUILDING
38,557 SQ. FT./78,821.51 SQ. FT. = 48.92%

- REQUIRED PARKING**
- Offices:
 - A. Banks:
 - One (1) for each one hundred (100) square feet of usable floor space.
 - B. Business office or professional office except as indicated in the following items:
 - One (1) for each two hundred (200) square feet of usable floor space.
 - C. Professional offices of doctors, dentists, or similar professions:
 - One (1) for each one hundred (100) square feet of usable floor area in waiting rooms and one (1) for each examining room, dental chair or similar use.
 - Industrial:
 - A. Industrial establishments:
 - Five (5) plus one (1) divided by every one and one-half (1 1/2) employees in the largest working shift, or one (1) for every five hundred and fifty (550) square feet of usable floor space, whichever is determined to be the greater. Space on site shall be provided for all construction materials during periods of plant construction. All individual use areas, such as office space, shall be calculated based upon applicable standards.
 - B. Wholesale and Warehouse Establishments:
 - Five (5) plus one (1) for every one (1) employee in the largest working shift, or one (1) for every seventeen hundred (1,700) square feet of usable floor space, whichever is greater.
 - Research/consulting office:
 - A. Research office (offices conducting laboratory and related research):
 - One (1) for each two hundred (200) square feet of floor space.
 - B. Computer office (offices conducting electronic data systems and similar operations necessitating a high volume of computer equipment and employment):
 - One (1) for each one hundred (100) square feet of usable floor space.

- GENERAL NOTES**
- ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372. LIGHT POLES SHALL NOT EXCEED 20 FEET IN HEIGHT MEASURED FROM GRADE.
 - SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372. NO MONUMENT SIGN IS PROPOSED. SIGNS SHALL BE PROVIDED ON THE BUILDING.
 - OUTSIDE STORAGE IS PROHIBITED ON THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, PALLET STORAGE, OVERNIGHT PARKING OR STORAGE OF VEHICLES, AND TRAILER STORAGE. THIS PROHIBITION IS REQUIRED AS A CONDITION OF SITE PLAN APPROVAL AND IS BASED ON THE APPROVED SITE DESIGN AND THE PROPERTY'S SITE-SPECIFIC CONDITIONS, INCLUDING ITS PROXIMITY TO RESIDENTIAL PROPERTY AND THE LACK OF EXCESS PARKING OR USABLE AREA TO ACCOMMODATE OUTSIDE STORAGE. OUTSIDE STORAGE IS THEREFORE NOT A COMPONENT OF THE APPROVED PROJECT AND IS NOT FEASIBLE OR COMPATIBLE WITH THE APPROVED SITE DESIGN. THIS RESTRICTION SHALL RUN WITH THE PROPERTY AS A CONDITION OF SITE PLAN APPROVAL AND SHALL BE BINDING UPON ALL FUTURE OWNERS, OCCUPANTS, TENANTS, SUCCESSORS, AND ASSIGNS. THE DEVELOPER ACKNOWLEDGES AND AGREES THAT, BASED ON THE SITE-SPECIFIC CONDITIONS AND APPROVED SITE DESIGN DESCRIBED ABOVE, OUTSIDE STORAGE IS NOT AN APPROPRIATE USE OF THE PROPERTY. ACCORDINGLY, ANY FUTURE APPLICATION FOR A SPECIAL LAND USE PERMIT FOR OUTSIDE STORAGE ON THE PROPERTY, WHETHER SUBMITTED BY THE DEVELOPER, A FUTURE OWNER, OCCUPANT, TENANT, SUCCESSOR, OR ASSIGN, SHALL NOT BE APPROVED BY THE CITY AS INCONSISTENT WITH THIS CONDITION OF SITE PLAN APPROVAL AND THE APPROVED SITE DESIGN.
 - GROUND-MOUNTED TRANSFORMERS AND ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
 - PARKING SPACES SHALL BE DOUBLE-STRIPPED PER ZONING ORDINANCE NO. 372.
 - AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED FOR THE PROJECT.
 - A LAND COMBINATION IS REQUIRED.
 - NO SPECIAL LAND USE PERMITS ARE REQUIRED. SEE ITEM #3 FOR PROHIBITION OF OUTSIDE STORAGE DUE TO SITE DESIGN.
 - NO ALTERATIONS, AMENDMENTS, MODIFICATIONS, OR REVISIONS SHALL BE MADE TO THE APPROVED SITE PLAN DURING ENGINEERING AND BUILDING PLAN SUBMITTAL AND REVIEW OR DURING CONSTRUCTION WITHOUT PRIOR APPROVAL FROM COMMUNITY DEVELOPMENT.
 - THE DEVELOPER HAS AGREED TO PREP THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE CHARGING STATION LOCATIONS ADJACENT TO THE BARRIER-FREE PARKING SPACES AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATION. THE SPACES ARE DESIGNATED WITH EV ON THE PLAN AND WILL BE POSTED IF AND WHEN CHARGING STATIONS ARE INSTALLED.

DEVELOPER AND BUILDER:
Kemp Building & Development
275 WEST GIRARD AVE.
MADISON HEIGHTS, MI 48071
ATTN: TOM KEMP
248-583-9030 EXT. # 123

CITY OF AUBURN HILLS
NOT FOR CONSTRUCTION DRAWINGS

PARCEL IDS: 14-35-201-028
14-35-201-029
14-35-201-030

SPA 2026-09-24

MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 425-9789 mason_brown@sbglobal.net

KEMP INDUSTRIAL BUILDING
DIMENSIONAL SITE PLAN

KEMP BUILDING AND DEVELOPMENT

MADISON HEIGHTS, MI 48071

275 WEST GIRARD AVE.

REVISIONS:

DESIGN: --

DRAWN: mb

CHECKED: MB

FIELD OK: net

SCALE:

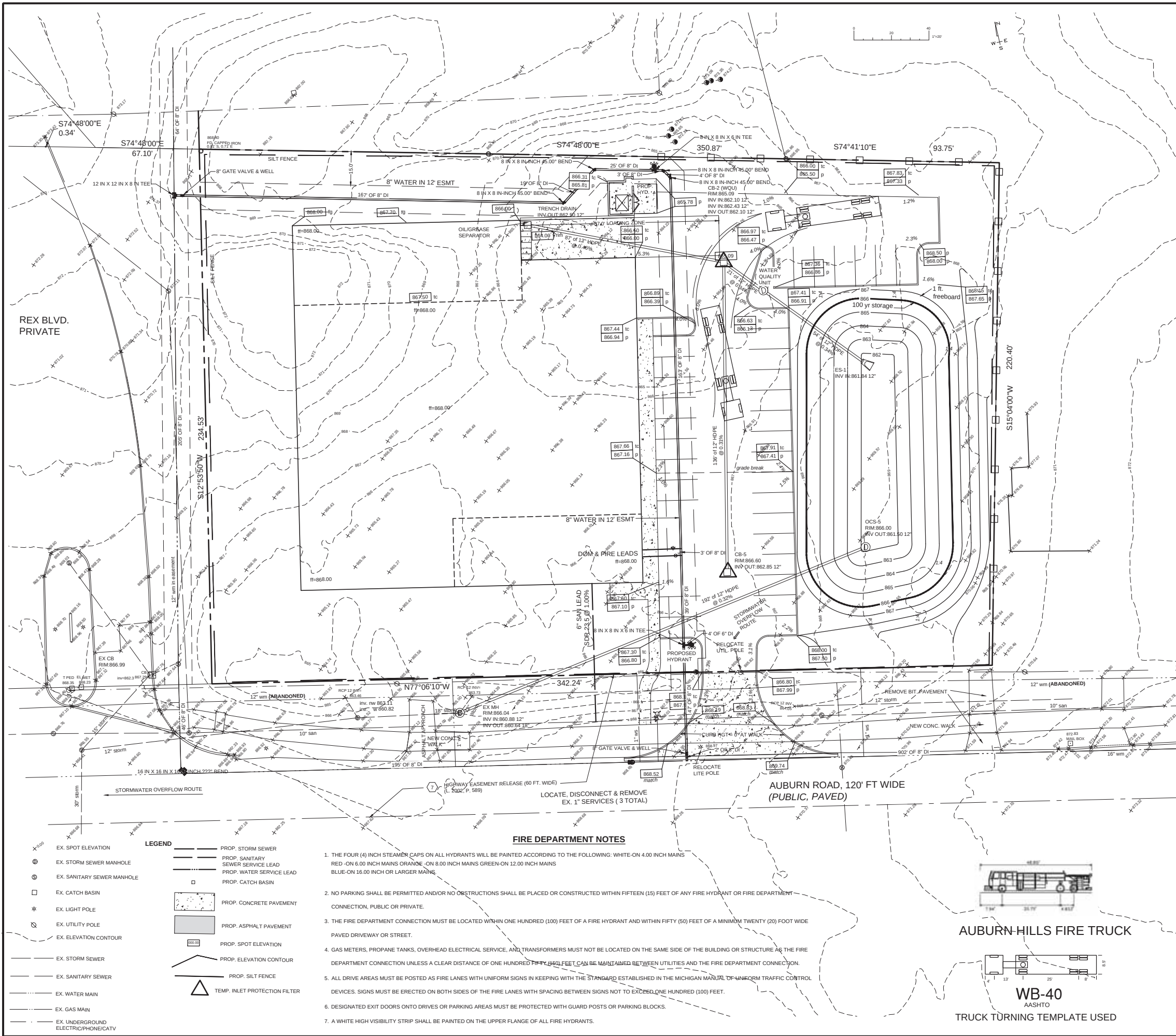
DATE:

07-17-2026

JOB NO.

25-051

SHEET



STORMWATER SYSTEM CALCULATIONS *Kemp Site Auburn Hills*

Total Site
CALCULATION OF C'
 $C' = (A_{imp}) / (0.95) + (A_{lawn}) / (0.375) + (A_{pond}) / (1.0) / A_{total}$

<i>A_{imp}</i> (ac)	<i>A_{lawn}</i> (ac)	<i>A_{pond}</i> (ac)	<i>A_{total}</i> (ac)	<i>C'</i>
0.89	0.77	0.15	1.81	0.71

TIME OF CONCENTRATION

overland flow $V = K \cdot S^{1/2}$ $K = 0.48$, $S = 1.4\%$, $L = T = L / 3600 =$	2.26 min
pipe flow $V = 2.6 \text{ fps}$, $L = 341'$	2.07 min
use	10.00 min

MANUFACTURED STORMWATER TREATMENT SYSTEM

$I_{WQ} = 35.44 / ((9.17 + T) \cdot 0.81)$
 $(9.17 + T) \cdot 0.81 =$ 10.938
 $I_{WQ} =$ 3.24 in/hr
 $(Q_{WQ} = C' \cdot I_{WQ} \cdot A \text{ (cfs)})$ 4.16 cfs

Calculate 1.3" (CPVC) Required Volume
 $V = 3630 \cdot A \cdot C' \cdot 1.3 =$ 6060.38 cubic feet

Calculate 1.9" (CPRC) Required Volume
 $V = 3630 \cdot A \cdot C' \cdot 1.9 =$ 8857.47 cubic feet

100 yr Detention

Intensity
 $I_{100} = 83.3 / ((9.17 + T) \cdot 0.81)$
 $(9.17 + T) \cdot 0.81 =$ 10.938
 $I_{100} =$ 7.62 in/hr

100 yr Peak Pond Inflow ($Q_{100P} = C' \cdot I_{100} \cdot A \text{ (cfs)}$) 9.78 cfs

$Q_{VR} =$ 0.20 cfs/acre
 $Q_{100P} = Q_{VR} \cdot A$ 0.36 cfs

100-yr runoff volume ($V_{100R} = 18985 \cdot C' \cdot A \text{ (cu. ft.)}$)
 $V_{100R} =$ 24,381 cubic feet

$R =$ 0.206-0.15ln(Q_{100P} / Q_{100R})
 $R =$ 0.700

100-yr Req'd Storage Volume (V_{100S}):
 $V_{100S} = V_{100R} \cdot R$ 17,079 cubic feet

DETENTION BASIN STORAGE TABLE						
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
862.00	1,307.57	N/A	0.00	N/A	0.00	0.00
863.00	2,633.87	1.00	1970.72	1970.72	1932.41	1932.41
864.00	4,189.92	1.00	3411.89	5382.61	3381.93	5314.34
865.00	5,970.39	1.00	5080.15	10462.76	5053.95	10368.29
866.00	7,977.05	1.00	6973.72	17436.48	6949.54	17317.82

CITY OF AUBURN HILLS STANDARD NOTES

CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS' STANDARDS.

NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.

A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW. NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE ROW.

ALL CITY STREETS MUST BE MAINTAINED DURING CONSTRUCTION. STREETS SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.

WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM; SUNUP TO SUNDOWN; WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.

ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.

UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS DIG 1-800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.

ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.

ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.

FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.

WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.

3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & MCCLINTON, INC. AT (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY R.O.W., ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.

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

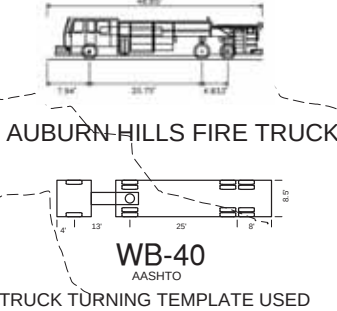
COVER OVER EXISTING AND PROPOSED WATER MAINS MUST BE MAINTAINED AT 5.5 FT.

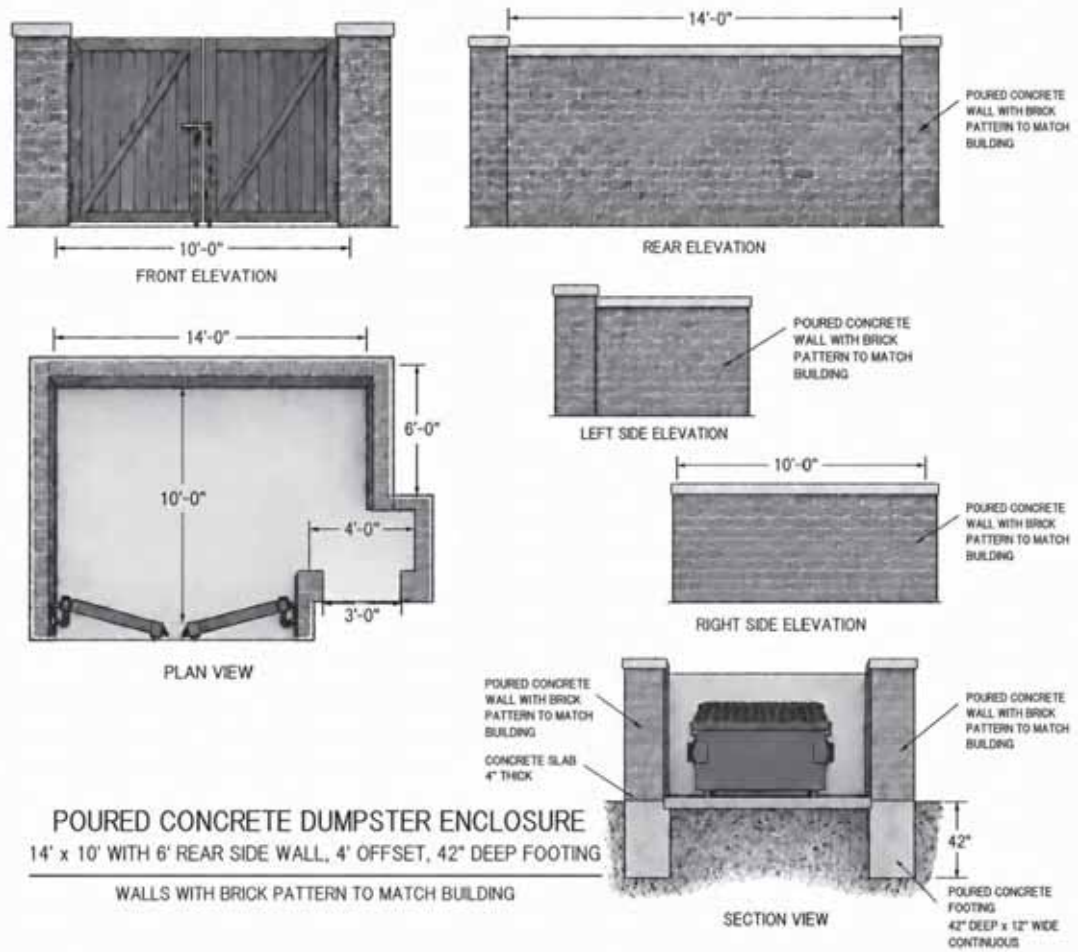
COVER OVER EXISTING AND PROPOSED SANITARY SEWER MUST BE MAINTAINED AT 4.0 FT.

COVER OVER EXISTING AND PROPOSED STORM SEWER MUST BE MAINTAINED AT 2.5 FT.

WM QUANTITIES

8" WM	472 LF
6" WM	4 LF
8" GWV	2 EA
HYD	2 EA

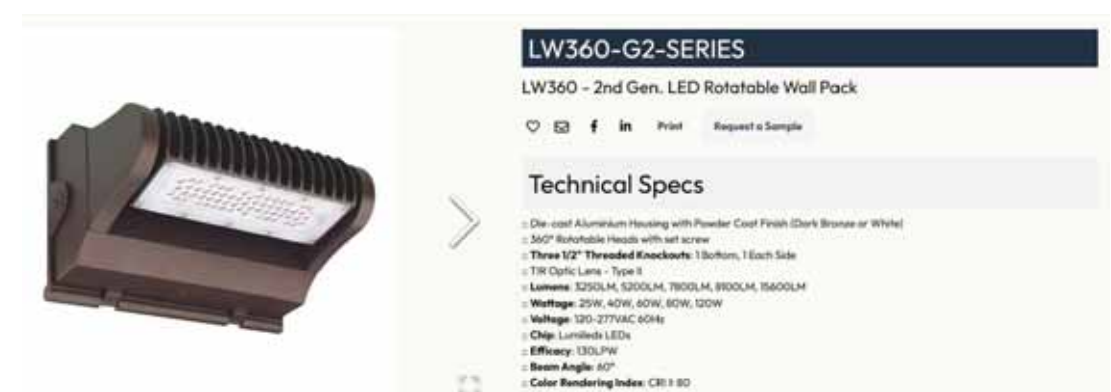
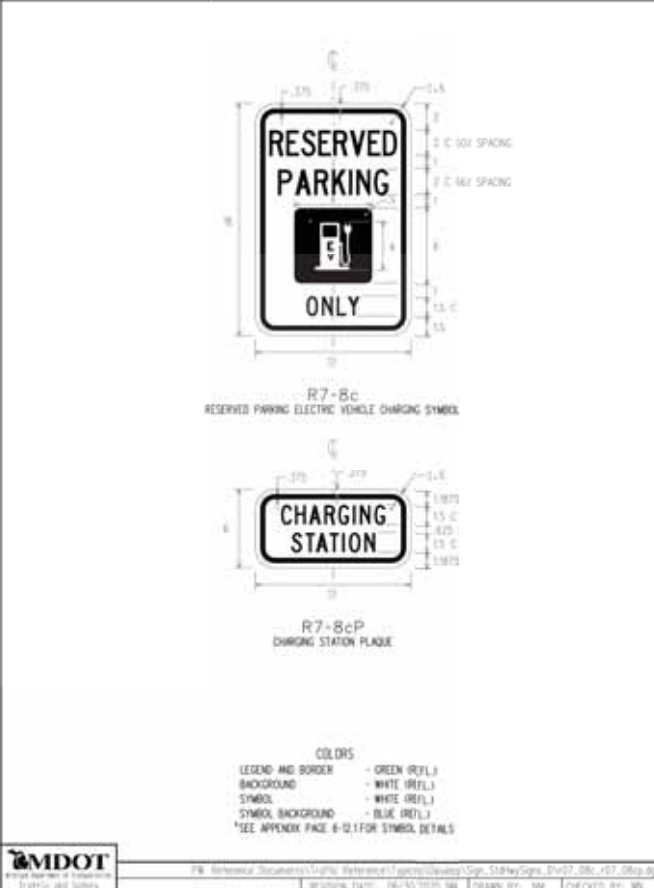




POURED CONCRETE DUMPSTER ENCLOSURE
14' x 10' WITH 6' REAR SIDE WALL, 4' OFFSET, 42" DEEP FOOTING
WALLS WITH BRICK PATTERN TO MATCH BUILDING



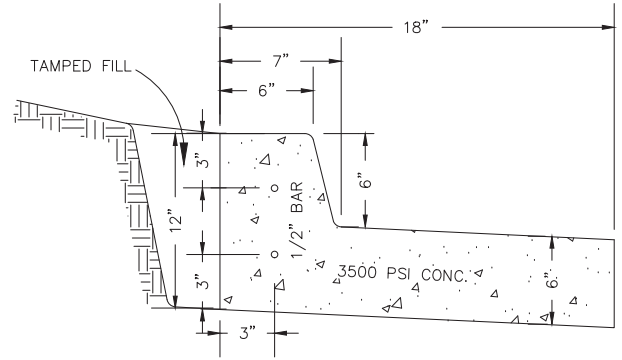
READILY ACCESSIBLE PARKING SPACE SIGNAGE



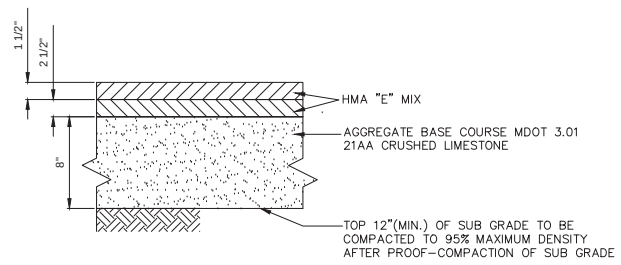
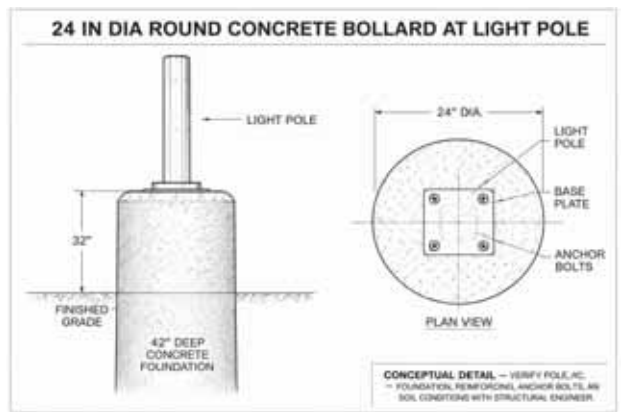
TYPICAL WALL PACK



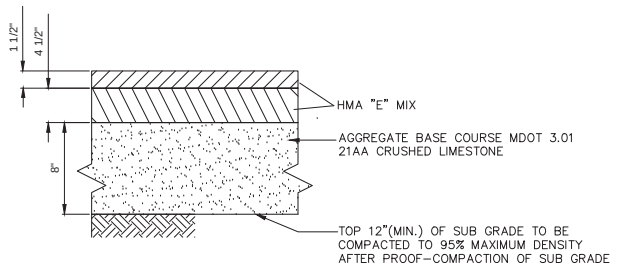
TYPICAL LIGHT POLE HEAD



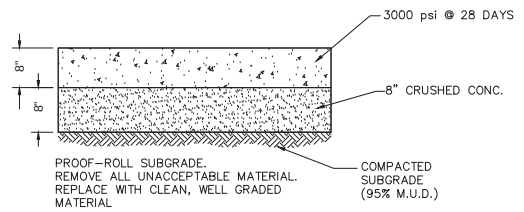
SPILL - OUT CURB & GUTTER



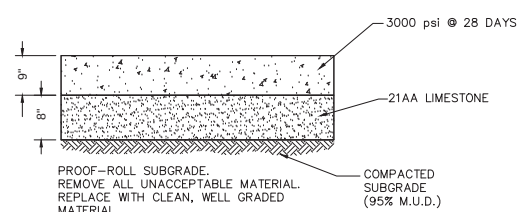
ASPHALT PAVING DETAIL PARKING SPACES



ASPHALT PAVING DETAIL DRIVE AISLE



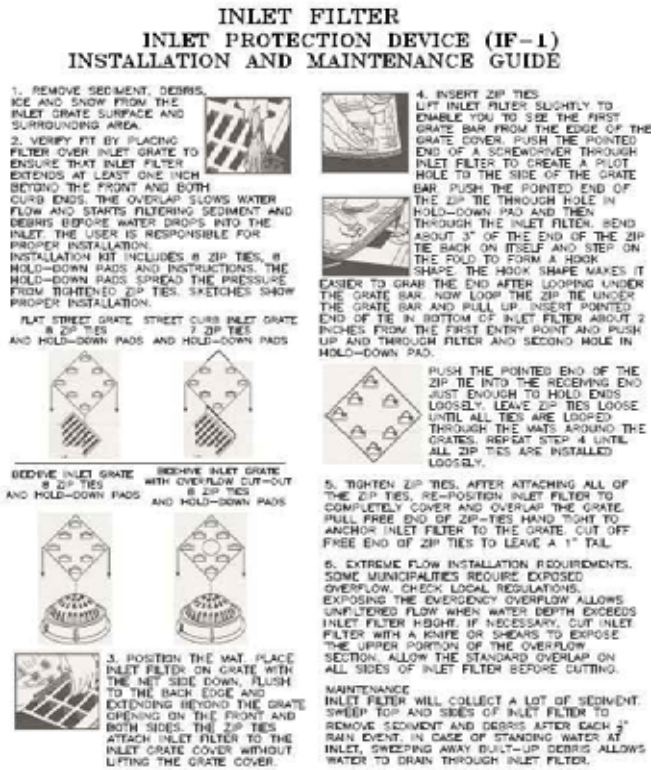
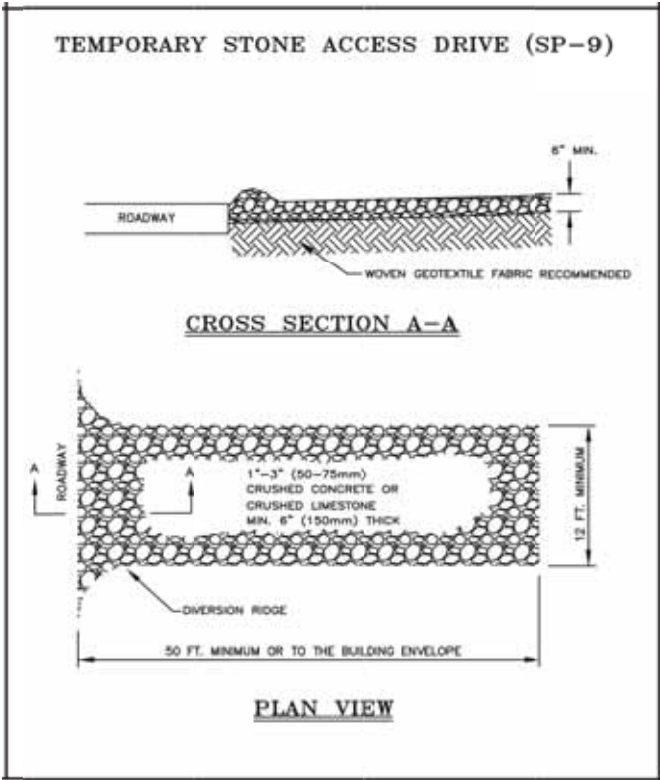
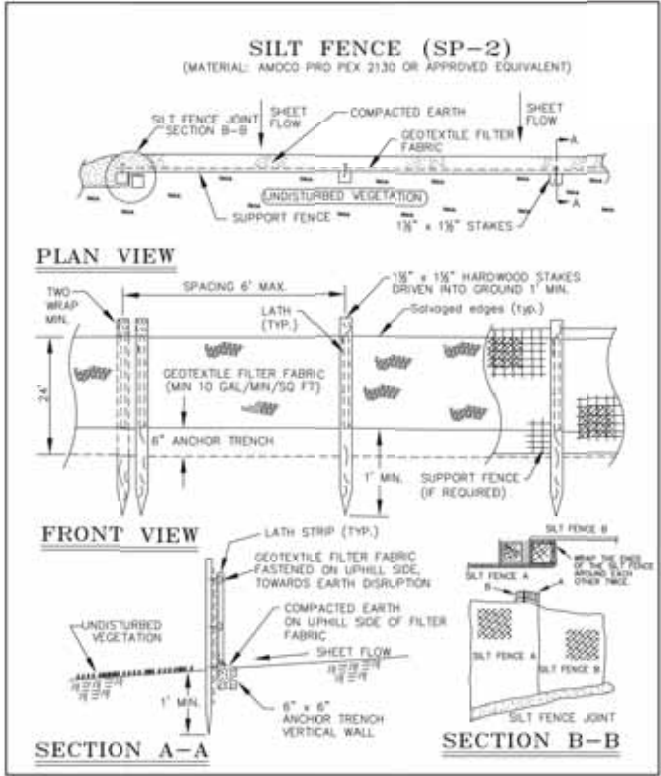
CONCRETE PAVING DETAIL • DUMPSTER

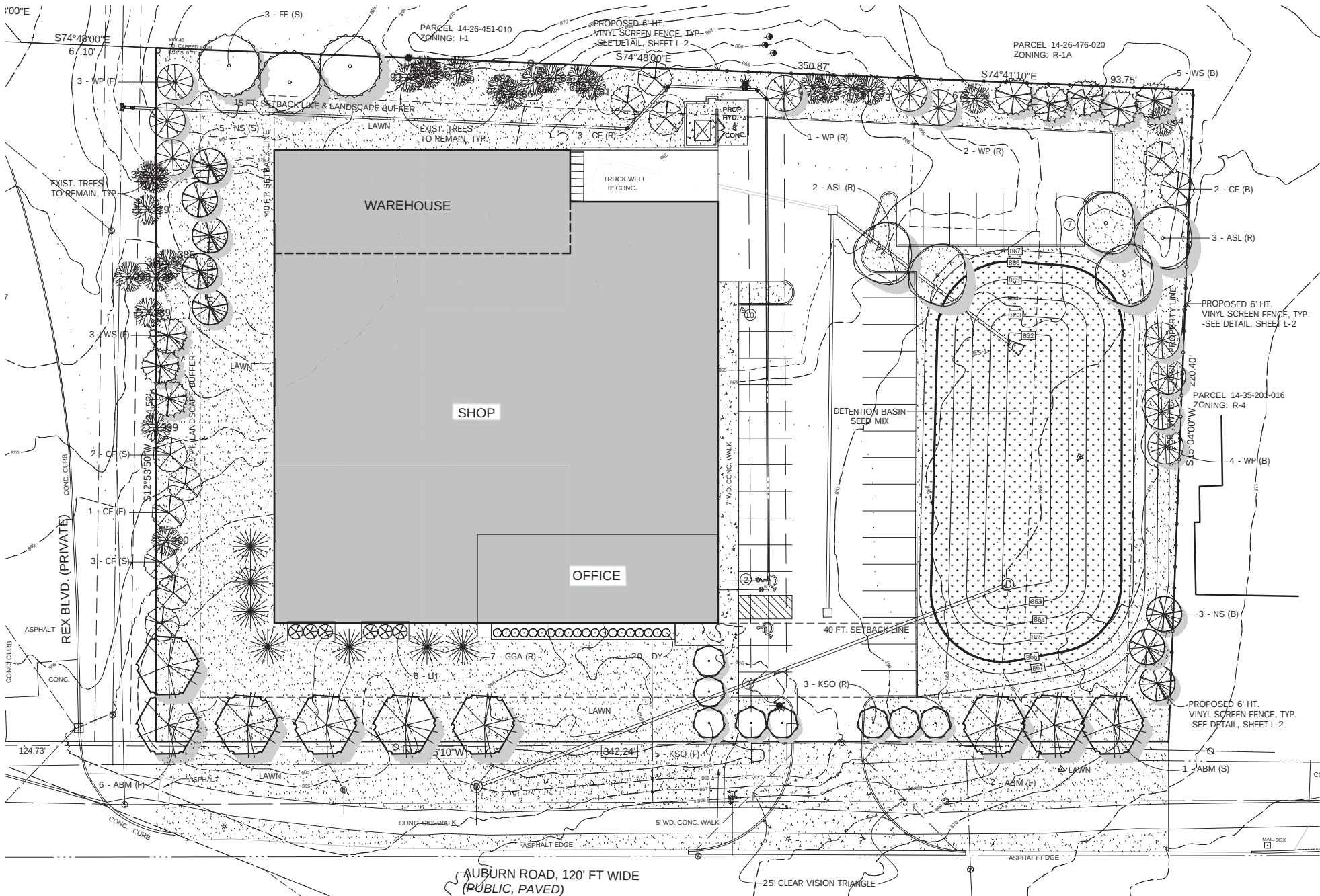


CONCRETE PAVING DETAIL • APPROACH

SPA 2026-09-24







PROPOSED SITE LANDSCAPE PLAN

PLANT MATERIAL KEY:
(S) SITE
(F) FRONTAGE
(B) BUFFER
(R) REPLACEMENT

LANDSCAPE REQUIREMENTS SUMMARY:

SITE LANDSCAPING: 1 Tree per 1000 sq ft of 20% of Net Site Area
Total Site 78,822 sq ft
Less Retention Basin (9,440) sq ft
Net Site Area= 69,382 sq ft x .20= 13,876.4 sq ft/1000= 13.86= 14 Trees
Trees Required =14 Trees Provided= 14

FRONTAGE REQUIREMENTS: 1 Tree per 30/LF of Road Frontage
AUBURN ROAD-PUBLIC R.O.W.= 342.24 LF/30= 11.4 = 12 Trees
Trees Required= 12 Trees Provided= 12
REX BLVD.- PRIVATE R.O.W.= 234.53 LF/30= 7.81 = 8 Trees
Trees Required= 8 Trees Provided= 8

BUFFER REQUIREMENT ADJACENT TO RESIDENTIAL ZONING DISTRICT: 1 Tree per 20 LF
BUFFER LENGTH: 220.4 +93.75= 314.15 LF/20= 15.7
Trees Required= 16 Trees Provided= 16

TOTAL LANDSCAPE TREES REQUIRED= 50 TOTAL LANDSCAPE TREES PROVIDED= 50

REPLACEMENT TREES REQUIRED: (See Sheet WP-1)
TOTAL REPLACEMENT TREES REQUIRED= 69 TOTAL REPLACEMENT TREES PROVIDED= 69

GENERAL NOTES

- 1 ALL LANDSCAPE INSTALLATION SHALL CONFORM TO THE LANDSCAPE REQUIREMENTS AS OUTLINED IN THE ORDINANCES FOR AUBURN HILLS, MICHIGAN.
- 2 ALL PLANT MATERIAL TO BE INSTALLED PER PLANTING DETAILS & SPECIFICATIONS.
- 3 ALL LAWN AREA (AS INDICATED) ARE TO BE SEEDED, UNLESS NOTED OTHERWISE, WITH A MINIMUM 4" OF TOPSOIL.
- 4 ALL LAWN AND LANDSCAPE PLANTING BED AREAS (AS INDICATED) WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12AM AND 5AM.
- 5 ALL EDGING (AS INDICATED) TO BE AS SPECIFIED ON DRAWINGS & DETAILS, INSTALL PER MANUFACTURERS SPECIFICATIONS.
- 6 SIZE AND QUALITY OF LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY 'THE AMERICAN ASSOCIATION OF NURSERYMEN'.
- 7 LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY PROPOSED CHANGE IN PLANT MATERIAL AND OR LOCATION. LANDSCAPE ARCHITECT TO APPROVAL ALL SUBSTITUTIONS AND OR CHANGES IN WRITING, PRIOR TO INSTALLATION.
- 8 THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THE DOES NOT MEET THE OWNER, LANDSCAPE ARCHITECT, OR INDUSTRY STANDARDS.
- 9 LANDSCAPE ARCHITECT TO APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION, ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS MAY BE ADJUSTED ON SITE IF NECESSARY.
- 10 PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SAFETY PATHS, SIDEWALKS, CURBS, PARKING STALLS & FIRE DEPARTMENT CONNECTIONS (HYDRANTS): DECIDUOUS TREES - 5 Lf., ORNAMENTAL & CONIFEROUS TREES - 10 Lf., SHRUBBERY LESS THAN 12" HT. x 12" WD. (AT MATURITY) - 2 Lf.
- 11 NO DECIDUOUS OR CONIFEROUS TREES ARE TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UNDERGROUND UTILITY LINES AS SHOWN ON THE OVERALL SITE LANDSCAPE PLAN. REFER TO CIVIL ENGINEERING PLANS FOR EXACT LOCATIONS AND DETAILS.
- 12 THE LANDSCAPE CONTRACTOR SHALL DEVELOP & IMPLEMENT A LANDSCAPE MAINTENANCE PROGRAM & SHALL GUARANTEE ALL PLANT MATERIAL FOR A MINIMUM OF TWO (2) YEARS AFTER THE DATE THE WORK IS ACCEPTED IN WRITING BY CONROY & ASSOCIATES, INC. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, ALL DISEASED, DAMAGED OR DEAD PLANTS, IN ACCORDANCE WITH THE STANDARDS OF THE AUBURN HILLS ZONING ORDINANCE. REPLACEMENT MATERIAL SHALL CONFORM TO THE ORIGINAL SPECIFICATION.

PLANTING TREES & SHRUBS

- 1 DIG PLANT POCKET MINIMUM 24" WIDER THAN BALL.
- 2 DIG PLANT POCKET FOR SHRUBS A MINIMUM OF 6" WIDER THAN BALL OR CONTAINER.
- 3 LOOSEN SOIL ON SIDES OF POCKET TO BREAK GLAZING CAUSED BY DIGGING. THOROUGHLY COMPACT SUBGRADE.
- 4 CONTRACTOR TO VERIFY PERCOLATION OF PLANTING BED OR POCKET PRIOR TO INSTALLATION.
- 5 COMPLETELY REMOVE ALL CONTAINERS AT THE TIME OF PLANTING.
- 6 ALL UNSUITABLE SOIL TO BE REMOVED FROM SITE.
- 7 ALL HEIGHTS SHOWN ON DETAILS ARE BEFORE PRUNING.
- 8 ALL DEPTHS SHOWN ON DETAILS ARE BEFORE SETTLING.
- 9 SET 7/8 OF BALL IN POCKET, EXPOSING 1/8 OF BALL AT GRADE MINIMUM.
- 10 BACKFILL PREPARED SOIL TO 1/3 THE DEPTH & COMPACT THOROUGHLY, BACKFILL SECOND 1/3 & COMPACT THOROUGHLY, FINISH BACKFILL & COMPACT THOROUGHLY.
- 11 LOOSEN & REMOVE ALL LACING FROM BALL.
- 12 BACKFILL WITH PREPARED SOIL.
- 13 COVER TREE PLANT POCKET AREAS & ALL PLANTING BEDS WITH A MINIMUM 3" DEPTH SHREDDED BARK MULCH. LEAVE 3" RING EXPOSED AT BASE OF ALL INDIVIDUAL TREES. MULCH TO BE NATURAL IN COLOR.
- 14 ALL ANNUAL & PERENNIAL BEDS ARE TO BE EXCAVATED TO A DEPTH OF 6" & REPLACED WITH A PLANTING MIX CONSISTING OF 50% SANDY SOIL & 50% LEAF COMPOST.
- 15 ALL PLANTS ARE TO BE PLUMB PRIOR TO STAKING. STAKING IS NOT TO BE USED TO STRAIGHTEN LEANING MATERIAL.
- 16 ALL STAKING & GUYING MATERIAL TO BE REMOVED BY LANDSCAPE CONTRACTOR ONE (1) YEAR AFTER INSTALLATION.



Patrick S. Conroy

P.O. Box 542
Lake Orion, Michigan 48361-0542
P: 248.814.8082

PATRICK S. CONROY AND ASSOCIATES

Landscape Architecture & Construction
Site Planning Golf Course Architecture

PROPOSED SITE LANDSCAPE PLAN			
SHEET TITLE	ISSUED FOR	DATE	DATE
KEMP INDUSTRIAL BUILDING AUBURN HILLS, MI	SPA	07/17/2026	
	SPA	08/10/2026	
	PER MUNICIPAL REVIEW	09/03/2026	
PROJECT NO. 26.100			
SHEET NO. L-1			

PLANT MATERIAL LIST							
DIVERSITY REQUIREMENTS:							
ONE GENUS TO CONTRIBUTE NO MORE THAN 40% OF THE TREES (69 TREES X 0.40 = 28 TREES)							
ONE SPECIES TO CONTRIBUTE NO MORE THAN 20% OF THE TREES (69 TREES X 0.20 = 14 TREES)							
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	PERCENTAGE	
						SPECIES	GENUS
9	ABM	ACER R. 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE (SINGLE STEM)	2.5" CAL.	B&B	13%	13%
8	KSO	QUERCUS ROBUR X. BILCOLOR 'NADLER'	KINDRED SPIRIT OAK	2.5" CAL.	B&B	12%	12%
5	ASL	TILIA A. 'MOKSENTRY'	AMERICAN SENTRY LINDEN	2.5" CAL.	B&B	7%	7%
3	FE	ULMUS 'FRONTIER'	FRONTIER ELM	2.5" CAL.	B&B	4%	4%
11	CF	ABIES CONCOLOR	CONCOLOR FIR	8' HT.	B&B	16%	16%
8	NS	PICEA ABIES	NORWAY SPRUCE	8' HT.	B&B	12%	24%
8	WS	PICEA GLAUCA	WHITE SPRUCE	8' HT.	B&B	12%	
10	WP	PINUS STROBUS	WHITE PINE	8' HT.	B&B	15%	15%
7	GGA	THUJA P. 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8' HT.	B&B	10%	10%
20	DY	TAXUS M. 'DENSIFORMIS'	DENSE YEW	24-30".	B&B		
6	LH	HYDRANGEA P. 'LIMELIGHT'	LIME LIGHT HYDRANGEA	5 GAL	CON'T		

Michigan Wildflower Farm - Detention Basin Mix

Mix Ratio Forbs40% Grasses60%

Detention Basin Mix - Forbs

Scientific Name	Common Name
Anemone canadensis	Canada Anemone
Angelica atropurpurea	Angelica
Asclepias incarnata	Swamp Milkweed
Eupatorium maculatum	Joe-Pye Weed
Eupatorium perfoliatum	Boneset
Helenium autumnale	Sneezeweed
Hibiscus moscheutos	Swamp Rose Mallow
Iris virginica	Southern Blue Flag
Liatris spicata	Marsh Blazing Star
Lobelia siphilitica	Great Blue Lobelia
Rudbeckia fulgida	Sweet Black-eyed Susan
Solidago graminifolia	Grass-leaved Goldenrod
Symphoricarichum puniceum	Swamp Aster
Verbena hastata	Blue Vervain
Yernonia missouri	Ironweed

Detention Basin Mix - Grasses

Scientific Name	Common Name
Carex spp.	Carex species
Elymus virginicus	Virginia Wild Rye
Scirpus spp.	Scirpus species
Sparganium eurycarpum	Common Bur Reed

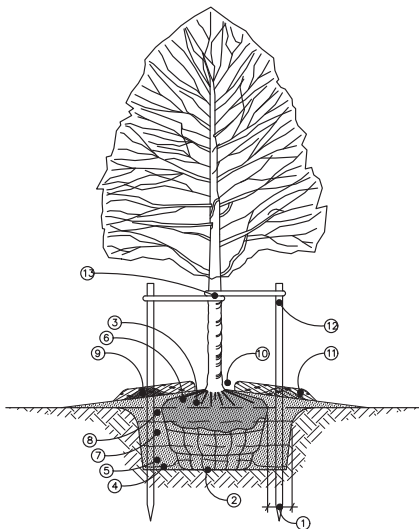
A note about cover crop...

If you are seeding on bare soil or slope, we recommend including a temporary cover crop at a rate of 15 lbs. per acre, \$3 per lb.

Michigan Wildflower Farm
11779 Cutler Road
Portland, MI 48878
817.647.6819
michiganwildflowerfarm@gmail.com

NOTES:

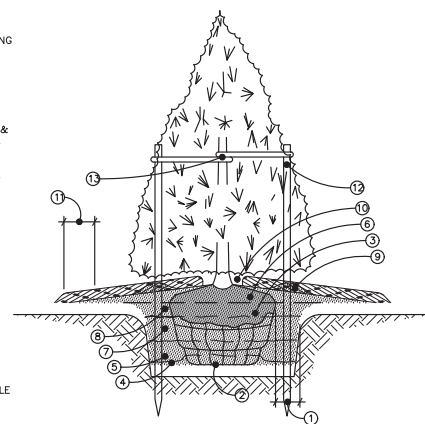
- 1) IRRIGATED SEEDED LAWN TO BE SEEDED WITH MDOT CLASS A SEED MIX AND 12-12-12 FERTILIZER WITH STRAW MULCH.
2) DETENTION BASIN SEED MIX TO BE COVERED WITH A BIODEGRADABLE EROSION CONTROL BLANKET.



DECIDUOUS TREE PLANTING DETAIL
TREE 3" CAL. & UNDER
NOT TO SCALE

INSTALLATION NOTES:

- DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
- THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
- REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 1/8 OF BALL ABOVE FINISH GRADE.
- PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN TREE. THOROUGHLY COMPACT TO FILL ALL VOIDS.
- BACKFILL PLANT POCKET 1/3 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
- BACKFILL PLANT POCKET SECOND 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- BACKFILL PLANT POCKET LAST 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
- IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
- SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 2-3" RING EXPOSED AT BASE OF TRUNK.
- MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD NOT EXTEND BEYOND PLANT POCKET.
- MINIMUM 2"x2"x60" HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
- 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOSE TO BE USE TO GUY TREES. TWO (2) GUYS PER TREE.



EVERGREEN TREE PLANTING DETAIL
TREE 8" HT. & UNDER
NOT TO SCALE

INSTALLATION NOTES:

- DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
- THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
- REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 1/8 OF BALL ABOVE FINISH GRADE.
- PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN TREE. THOROUGHLY COMPACT TO FILL ALL VOIDS.
- BACKFILL PLANT POCKET 1/3 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
- BACKFILL PLANT POCKET SECOND 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- BACKFILL PLANT POCKET LAST 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
- IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
- SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 2-3" RING EXPOSED AT BASE OF TRUNK.
- MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD EXTEND 6" BEYOND LOWEST BRANCH OF EVERGREEN TREES.
- MINIMUM 2"x2"x60" HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
- 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOSE TO BE USE TO GUY TREES. TWO (2) GUYS PER TREE.

THE VERANDA LINDEN 6' HEIGHT, VINYL PRIVACY FENCE



About This Product

The Linden vinyl fence system offers a DIY friendly, professional grade fencing solution. The durable vinyl panel delivers a perfect combination of high quality and low-maintenance, while it's lightweight design and coordinating pre-routed posts make installation fast and easy. Backed by a transferable limited lifetime warranty and manufactured in the USA. Add privacy and security to your home or outdoor space with Linden.

Highlights

Made of heavy-duty, low maintenance vinyl for long-lasting beauty
Works with coordinating pre-routed posts: line post, corner post, and end post
Coordinating gates: 4 ft. width and 5 ft. width
Panel comes unassembled; kit includes top rail, bottom rail and infill boards, posts, post tops and gates sold separately
Features ProSeal technology - ultra-durable composite rails combined with our exclusive barbed gripping system distributes weight evenly across the entire fence panel eliminating sag
Vinyl material withstands rain and moisture and does not require sanding, staining or painting in comparison to wood fencing
Vinyl fence panel is rackable up to 8 in. over 8 ft. of slopped terrain
Easy fence installation - no special tools, brackets or screws required
Transferable limited lifetime warranty
Assembled panel dimensions: 67.75 in. H x 94 in. W

P.O. Box 542
Lake Orion, Michigan 48361-0542
P: 248.814.8082

PATRICK S.
Conroy
AND ASSOCIATES

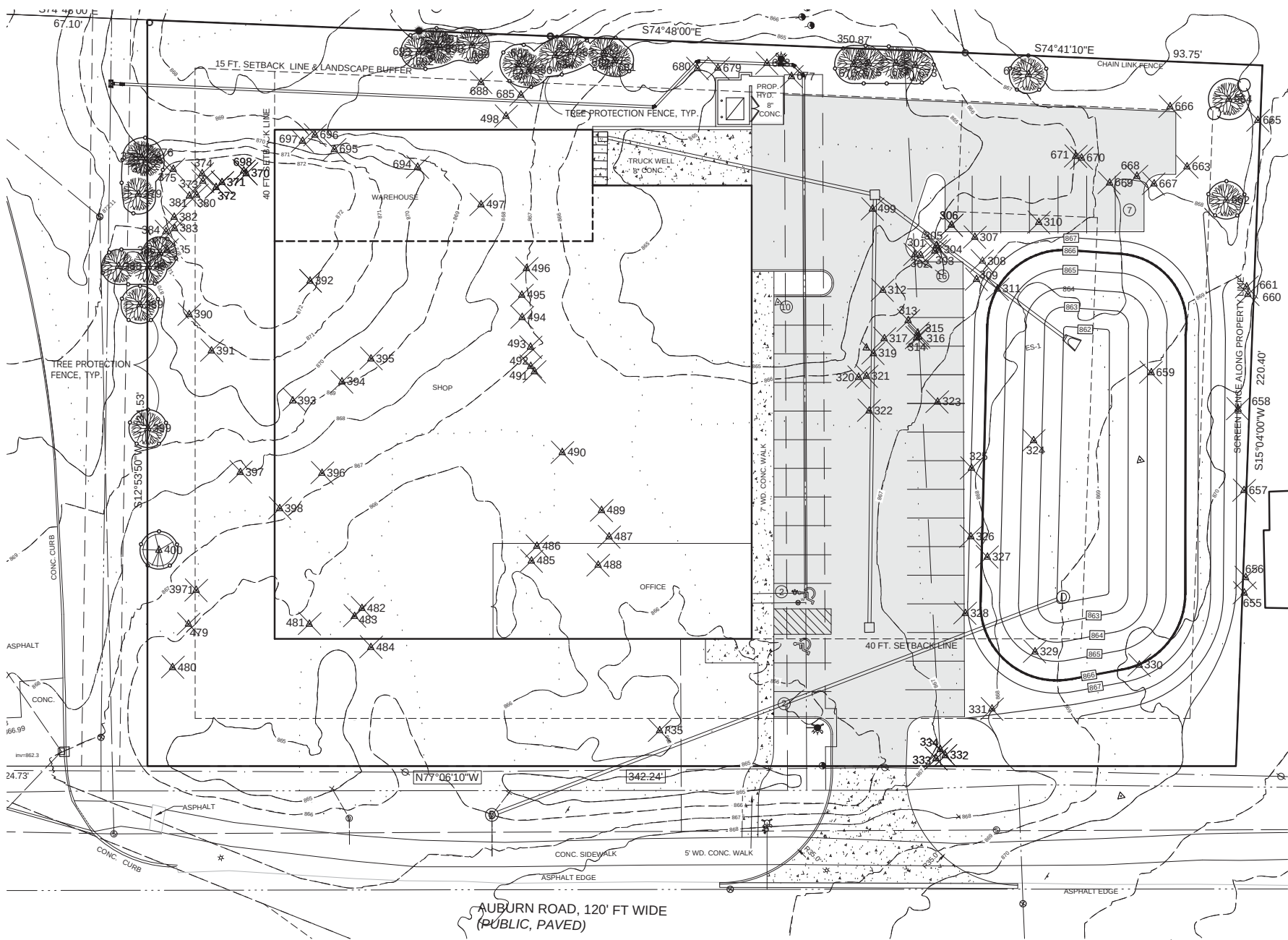
Landscape Architecture & Gonstruction
Site Planning Golf Course Architecture Construction Management

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SHEET TITLE	ISSUED FOR	DATE	ISSUED FOR	DATE
PLANT LIST AND DETAILS	SPA	07/17/2026		
	SPA	08/10/2026		
	PER MUNICIPAL REVIEW	09/03/2026		
	SPA	09/08/2026		

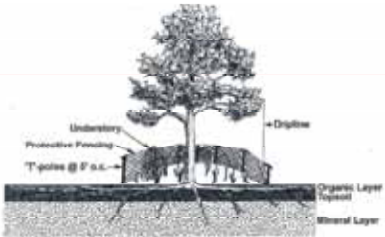
PROJECT	KEMP INDUSTRIAL BUILDING
CLIENT	AUBURN HILLS, MI
CLIENT	KEMP BUILDING AND DEVELOPMENT
CLIENT	275 WEST GIRARD AVE
CLIENT	MADISON HEIGHTS, MI 48071

DRAWN BY	LKM	DRAWING DATE	07/14/2026
PROJECT No.	26.100		
SHEET No.	L-2		



WOODLAND PRESERVATION PLAN

TREE PROTECTION DETAIL



TREE PROTECTION NOTES

- Identify on site all trees or areas of trees which are being proposed to be preserved with fluorescent orange spray paint (chalk base) or by red flagging tape.
- Erect barriers of four (4) foot high fencing staked with metal "T-posts" five (5) feet on center or all such trees or groups of trees proposed to remain
- Protective barriers are to be erected prior to any clearing or grubbing on the site, and barriers are to remain in tact until approved by the City to be removed, or when a Certificate of Occupancy is issued.
- Keep clear all debris or fill, equipment, and material from within the required protective barrier.
- During construction, the owner, developer, or agent shall not cause or permit any activity within the fence line of any protected tree or group of trees, including, but not limited to, the storage of equipment, dumpsters, boulders, dirt, and excavated material, building or waste material, or any other material harmful to the life of a tree.
- No damaging attachment, wires (other than cable wires for trees), signs, or permits may be fastened to any tree protected by this Ordinance.

TREE PROTECTION FENCE DETAIL

NOT TO SCALE

KEY:

- 000 TREE TO BE REMOVED
- 000 DECIDUOUS TREE TO BE SAVED
- 000 EVERGREEN TREE TO BE SAVED

TOTAL TREES ON SITE: 125
TOTAL TREES ON SITE TO BE REMOVED: 103
TOTAL REGULATED (NON-LANDMARK) TREES TO BE REMOVED: 62
TOTAL NON-REGULATED TREES TO BE REMOVED: 44
TOTAL LANDMARK TREES TO BE REMOVED: 2

TOTAL CALIPER INCHES OF LANDMARK TREES TO BE REMOVED: 62

REPLACEMENT TREES REQUIRED:
REGULATED TREES 1:1 62
LANDMARK TREES 7
(62 INCHES CALIPER X .25/2.5"= 6.20= 7 TREES)
TOTAL REPLACEMENT TREES REQUIRED: 69
TOTAL REPLACEMENT TREES PROVIDED: 69

Tag No	OFF SITE TREES	Botanical Name	Common Name	Size (inch)	Condition	LANDMARK	REGULATED	NON-REGULATED	STATUS	STATUS
301		PICEA	SPRUCE	12	F	NO	X		REMOVE	
302		PICEA	SPRUCE	11	F	NO	X		REMOVE	
303		PICEA	SPRUCE	11	F	NO	X		REMOVE	
304		PICEA	SPRUCE	9	F	NO	X		REMOVE	
305		PICEA	SPRUCE	14	F	NO	X		REMOVE	
306		ULMUS RUBRA	SLIPPERY ELM	9	P	NO	X		REMOVE	
307		ULMUS RUBRA	SLIPPERY ELM	11	P	NO	X		REMOVE	
308		ULMUS RUBRA	SLIPPERY ELM	7	P	NO	X		REMOVE	
309		ULMUS RUBRA	SLIPPERY ELM	6	P	NO	X		REMOVE	
310		PRUNUS	CHERRY	15	P	NO	X		REMOVE	
311		QUERCUS	OAK	10 8	F	NO	X		REMOVE	
312		QUERCUS	OAK	10	F	NO	X		REMOVE	
313		QUERCUS	OAK	17	F	NO	X		REMOVE	
314		QUERCUS	OAK	15	F	NO	X		REMOVE	
315		QUERCUS	OAK	15	F	NO	X		REMOVE	
316		QUERCUS	OAK	9	P	NO	X		REMOVE	
317		QUERCUS	OAK	11	F	NO	X		REMOVE	
318		QUERCUS	OAK	12	F	NO	X		REMOVE	
319		QUERCUS	OAK	12	P	NO	X		REMOVE	
320		QUERCUS	OAK	9	P	NO	X		REMOVE	
321		QUERCUS	OAK	10	F	NO	X		REMOVE	
322		ACER	MAPLE	10 8	F	NO	X		REMOVE	
323		ACER	MAPLE	23	P	NO	X		REMOVE	
324		ACER	MAPLE	24	F	NO	X		REMOVE	
325		ACER	MAPLE	11	F	NO	X		REMOVE	
326		ACER PLATANOIDES	NORWAY MAPLE	19	F	NO	X		REMOVE	
327		ACER PLATANOIDES	NORWAY MAPLE	15	G	NO	X		REMOVE	
328		ACER PLATANOIDES	NORWAY MAPLE	24	G	YES	X		REMOVE	
329		ACER PLATANOIDES	NORWAY MAPLE	11	F	NO	X		REMOVE	
330		ACER RUBRUM	RED MAPLE	15	P	NO	X		REMOVE	
331		PICEA	SPRUCE	15	P	NO	X		REMOVE	
332		PICEA	SPRUCE	15	P	NO	X		REMOVE	
333		PICEA	SPRUCE	13	P	NO	X		REMOVE	
334		ACER PLATANOIDES	NORWAY MAPLE	18	G	NO	X		REMOVE	
335		ACER NEGUNDO	BOX ELDER	15 18	P	NO		X	REMOVE	
370		ULMUS RUBRA	SLIPPERY ELM	23	F	NO		X	REMOVE	
371		ROBINIA PSEUDOACACIA	BLACK LOCUST	11	P	NO		X	REMOVE	
372		ROBINIA PSEUDOACACIA	BLACK LOCUST	10	P	NO		X	REMOVE	
373		ROBINIA PSEUDOACACIA	BLACK LOCUST	10	P	NO		X	REMOVE	
374		ROBINIA PSEUDOACACIA	BLACK LOCUST	11	P	NO		X	REMOVE	
375		ACER NEGUNDO	BOX ELDER	11	P	NO		X	REMOVE	
376		ROBINIA PSEUDOACACIA	BLACK LOCUST	12 8	P	NO		X	REMOVE	
377	OFF SITE	ROBINIA PSEUDOACACIA	BLACK LOCUST	8	P	NO		X	SAVE	
378	OFF SITE	ROBINIA PSEUDOACACIA	BLACK LOCUST	14	P	NO		X	SAVE	
379	OFF SITE	ROBINIA PSEUDOACACIA	BLACK LOCUST	11	P	NO		X	SAVE	
380		ROBINIA PSEUDOACACIA	BLACK LOCUST	9	P	NO		X	REMOVE	
381		ROBINIA PSEUDOACACIA	BLACK LOCUST	9	P	NO		X	REMOVE	
382		ROBINIA PSEUDOACACIA	BLACK LOCUST	6 11	P	NO		X	REMOVE	
383		ROBINIA PSEUDOACACIA	BLACK LOCUST	15	P	NO		X	REMOVE	
384		ROBINIA PSEUDOACACIA	BLACK LOCUST	14	P	NO		X	REMOVE	
385		ROBINIA PSEUDOACACIA	BLACK LOCUST	15	P	NO		X	REMOVE	
386		ROBINIA PSEUDOACACIA	BLACK LOCUST	14 5	P	NO		X	SAVE	
387		ROBINIA PSEUDOACACIA	BLACK LOCUST	8	P	NO		X	SAVE	
388	OFF SITE	ULMUS RUBRA	SLIPPERY ELM	7	P	NO		X	SAVE	
389	OFF SITE	MALUS	CRAB	6 4 5	P	NO		X	SAVE	
390		MALUS	CRAB	7 6 7	P	NO		X	REMOVE	
391		ULMUS PUMILA	SIBERIAN ELM	7 5	F	NO		X	REMOVE	
392		MALUS	CRAB	6 7 6	F	NO	X		REMOVE	
393		ULMUS PUMILA	SIBERIAN ELM	7	F	NO		X	REMOVE	
394		ULMUS PUMILA	SIBERIAN ELM	DEAD	DEAD	NO		X	REMOVE	
395		ULMUS PUMILA	SIBERIAN ELM	14	P	NO		X	REMOVE	
396		ULMUS PUMILA	SIBERIAN ELM	8 8 10	F	NO		X	REMOVE	
397		ULMUS PUMILA	SIBERIAN ELM	6	F	NO		X	REMOVE	
398		PICEA	SPRUCE	15	F	NO		X	REMOVE	
399		ULMUS RUBRA	SLIPPERY ELM	6	F	NO	X		REMOVE	
400		ULMUS RUBRA	SLIPPERY ELM	10	F	NO	X		SAVE	
401		PINUS	PINE	8	P	NO		X	SAVE	
479		ACER SACCHARINUM	SILVER MAPLE	12 7 6 6	F	NO	X		REMOVE	
480		ACER SACCHARINUM	SILVER MAPLE	10	F	NO	X		REMOVE	
481		ACER PLATANOIDES	NORWAY MAPLE	18	G	NO	X		REMOVE	
482		ACER	MAPLE	14	F	NO	X		REMOVE	
483		ACER	MAPLE	18 10	F	NO	X		REMOVE	
484		ACER	MAPLE	21	F	NO	X		REMOVE	
485		ULMUS PUMILA	SIBERIAN ELM	7 10 7 10	P	NO		X	REMOVE	
486		ACER	MAPLE	6 6 9 6	F	NO	X		REMOVE	
487		ACER NEGUNDO	BOX ELDER	12	P	NO	X		REMOVE	
488		CEDRUS	CEDAR	8	P	NO	X		REMOVE	
489		PRUNUS	CHERRY	9 7	P	NO	X		REMOVE	
490		ACER	MAPLE	22	F	NO	X		REMOVE	
491		PINUS MUGRA	AUSTRIAN PINE	16	F	NO	X		REMOVE	
492		PSEUDOTSUGA MENZIESII	DOUGLAS FIR	15 5	F	NO	X		REMOVE	
493		PINUS	PINE	12	F	NO	X		REMOVE	
494		PINUS RESINOSA	RED PINE	12	F	NO	X		REMOVE	
495		PINUS	PINE	16	F	NO	X		REMOVE	
496		PINUS	PINE	12	F	NO	X		REMOVE	
497		ACER NEGUNDO	BOX ELDER	8	P	NO		X	REMOVE	
498		ACER NEGUNDO	BOX ELDER	11	P	NO		X	REMOVE	
499		QUERCUS	OAK	15 16	F	NO	X		REMOVE	
500	OFF SITE	ULMUS PUMILA	SIBERIAN ELM	20	F	NO	X		REMOVE	
501	OFF SITE	ACER	MAPLE	9	F	NO	X		REMOVE	
502		ACER PLATANOIDES	NORWAY MAPLE	18	G	NO	X		REMOVE	
503		MORUS ALBA	MULBERRY	16 18	F	NO		X	REMOVE	
504		ACER RUBRUM	RED MAPLE	15	F	NO	X		REMOVE	
505		ACER RUBRUM	RED MAPLE	15	F	NO	X		REMOVE	
506		ACER SACCHARINUM	SILVER MAPLE	24	F	NO		X	REMOVE	
507		ACER SACCHARINUM	SILVER MAPLE	20	F	NO		X	REMOVE	
508		ACER NEGUNDO	BOX ELDER	21	P	NO		X	REMOVE	
509		ACER NEGUNDO	BOX ELDER	18	P	NO		X	REMOVE	
510		ACER NEGUNDO	BOX ELDER	11	P	NO		X	REMOVE	
511		ACER NEGUNDO	BOX ELDER	11	P	NO		X	REMOVE	
512		MORUS ALBA	MULBERRY	12	F	NO		X	REMOVE	
513		MORUS ALBA	MULBERRY	14	P	NO		X	REMOVE	
514		ULMUS PUMILA	SIBERIAN ELM	6	P	NO		X	REMOVE	
515		ULMUS PUMILA	SIBERIAN ELM	8	F	NO		X	REMOVE	
516		ULMUS PUMILA	SIBERIAN ELM	6	P	NO		X	REMOVE	
517		ACER NEGUNDO	BOX ELDER	6	P	NO		X	REMOVE	
518		QUERCUS	OAK	36	P	NO		X	REMOVE	
519		MORUS ALBA	MULBERRY	9	F	NO		X	SAVE	
520		ACER PLATANOIDES	NORWAY MAPLE	14	F	NO	X		SAVE	
521		ACER PLATANOIDES	NORWAY MAPLE	9	F	NO	X		SAVE	
522		QUERCUS	OAK	15	F	NO	X		SAVE	
523		QUERCUS	OAK	9 7	P	NO	X		REMOVE	
524		QUERCUS	OAK	6	F	NO	X		REMOVE	
525		POPULUS	POPULAR	37	G	NO		X	REMOVE	
526		QUERCUS RUBRA	RED OAK	10	F	NO	X		REMOVE	
527		QUERCUS RUBRA	RED OAK	23	F	NO	X		SAVE	
528		QUERCUS RUBRA	RED OAK	12	F	NO	X		SAVE	
529		QUERCUS RUBRA	RED OAK	29	F	YES	X		SAVE	
530		QUERCUS RUBRA	RED OAK	17 10	F	NO	X		SAVE	
531		QUERCUS RUBRA	RED OAK	18	F	NO	X		REMOVE	
532		QUERCUS RUBRA	RED OAK	12	F	NO	X		SAVE	
533		QUERCUS RUBRA	RED OAK	15 10	F	NO	X		SAVE	
534		QUERCUS RUBRA	RED OAK	20	P	NO		X	REMOVE	
535		QUERCUS RUBRA	RED OAK	19	F	NO	X		SAVE	
536		QUERCUS RUBRA	RED OAK	11 5	P	NO	X		SAVE	
537		QUERCUS RUBRA	RED OAK	8	F	NO	X		SAVE	
538		QUERCUS RUBRA	RED OAK	12	F	NO	X		SAVE	
539		QUERCUS RUBRA	RED OAK	20	F	NO	X		SAVE	
540		QUERCUS RUBRA	RED OAK	38	G	YES	X		REMOVE	
541		ULMUS PUMILA	SIBERIAN ELM	9	P	NO		X	REMOVE	
542		POPULUS	POPULAR	10	P	NO		X	REMOVE	
543		POPULUS	POPULAR	11	F	NO		X	REMOVE	
544		ROBINIA PSEUDOACACIA	BLACK LOCUST	10	P	NO		X	REMOVE	

TREE SURVEY DATA PROVIDED BY:
Conroy and Associates, Inc.,
Michigan Land Surveying &
Site Specific, Inc.



Patrick S. Conroy

WOODLAND PRESERVATION PLAN

SHEET TITLE	DATE	ISSUED FOR	DATE
SPFA	07/17/2026	SPFA	08/10/2026
SPFA	08/10/2026	PER MUNICIPAL REVIEW	09/03/2026
SPFA	09/03/2026	SPFA	09/03/2026

KEMP INDUSTRIAL BUILDING

AUBURN HILLS, MI

KEMP BUILDING AND DEVELOPMENT
275 WEST GIRARD AVE.
MADISON HEIGHTS, MI 48071

DRAWN BY

LKM

DRAWING DATE

07/14/2026

PROJECT No.

26,100

SHEET No.

WP-1

© 2026

P.O. Box 542
Lake Orion, Michigan 48361-0542
P: 248.814.8882
PATRICK S. CONROY AND ASSOCIATES
Landscape Architecture & Construction
Site Planning Golf Course Architecture
Construction Management

Date Issued:

S.P.A. 09/04/26

Project:
Proposed Speculative
Industrial Facility for:

Kemp
Industrial Building
Auburn Rd. & Rex Blvd.
Auburn Hills, MI

Client:
Kemp Building
& Development Co.
275 West Girard
Madison Hts, MI 48071

Sheet Title:
FLOOR PLAN

Project Number:
126-112

Drawn By:
JFN

Checked By:
F.S.



Issue:

☐ preliminary
☒ construction
☐ record

Sheet Number:
A-1

building data

LOCAL AGENCY:	AUBURN HILLS BUILDING DEPARTMENT 807 N. HAZEN RD. AUBURN HILLS, MI 48306
REFERENCE CODES:	2021 MICHIGAN BUILDING CODE WITH STATE AMENDMENTS 2021 MICHIGAN PLUMBING CODE WITH STATE AMENDMENTS 2021 MICHIGAN MECHANICAL CODE WITH STATE AMENDMENTS 2023 NATIONAL ELECTRICAL CODE WITH STATE AMENDMENTS MICHIGAN ENERGY CODE ASHRAE 90.1 - 2019
BUILDING AREA:	OFFICE: 2,440 SQ. FT. SHOP: 16,229 SQ. FT. WAREHOUSE: 3,500 SQ. FT. TOTAL: 22,169 SQ. FT.
USE GROUP:	(F-1) FACTORY AND INDUSTRIAL
CONSTRUCTION TYPE:	VB (COMBUSTIBLE, UNPROTECTED)
PROPOSED USE:	INDUSTRIAL FACILITY
OCCUPANT LOAD:	OFFICE: 1 PER 50 SQ. GROSS = 2,440 / 50 = 48 OCCUPANTS (TABLE 1008.2) SHOP AREA: 1 PER 100 SQ. GROSS = 16,229 / 100 = 162 OCCUPANTS (TABLE 1008.2) WAREHOUSE AREA: 1 PER 500 SQ. GROSS = 3,500 / 500 = 7 OCCUPANTS (TABLE 1008.3) TOTAL: 185 OCCUPANTS
FIRE RESISTANCE RATING OF STRUCTURAL ELEMENTS PER TABLE 602:	0 HOURS
FIRE RESISTANCE RATING OF EXTERIOR NON-LOADBEARING WALLS PER TABLE 602 AND TABLE 1003:	0 HOURS
FIRE RESISTANCE RATING OF EXTERIOR LOAD BEARING PARTITION WALLS PER TABLE 602 AND TABLE 1003:	0 HOURS
FIRE RESISTANCE RATING OF NON-LOAD BEARING PARTITION WALLS PER TABLE 602:	0 HOURS
FIRE RESISTANCE RATING OF INTERIOR LOAD-BEARING WALLS, LOAD-BEARING PARTITIONS, COLUMNS, GIRDERS PER TABLE 601:	0 HOURS
FIRE RESISTANCE RATING OF TENANT SEPARATION WALLS PER TABLE 601:	1 HOUR
FIRE RESISTANCE RATING OF ROOF CONSTRUCTION INCLUDING BEAMS, TRUSSES AND RAFTERS, ARCHES, AND ROOF DECK PER TABLE 602 AND SECTION 134.0:	0 HOURS
FIRE RESISTANCE RATING OF INTERIOR FINISH PER TABLE 803.4:	REQUIRED VERTICAL EXITS 4 PARALLELWAYS + CLASS I CORRIDORS PROVIDING EXIT ACCESS + CLASS II ROOFS OR ENCLOSED SPACES + CLASS III
FIRE RESISTANCE RATING OF INTERIOR FLOOR FINISH PER SECTION 803.0:	REQUIRED VERTICAL EXITS 4 PARALLELWAYS + CLASS II CORRIDORS PROVIDING EXIT ACCESS + CLASS II ROOFS OR ENCLOSED SPACES + DOC-34-1
MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD PER TABLE 1003:	(2) TWO EXITS (3 PROVIDED)
MINIMUM LENGTH OF EXIT ACCESS TRAVEL PER TABLE 1006.9 (WITH FIRE SUPP. SYSTEM):	250 FEET

allowable area:

Type VB Construction:
ALLOWABLE AREA PER MEG. TABLE 505.5: 34,000 SF.

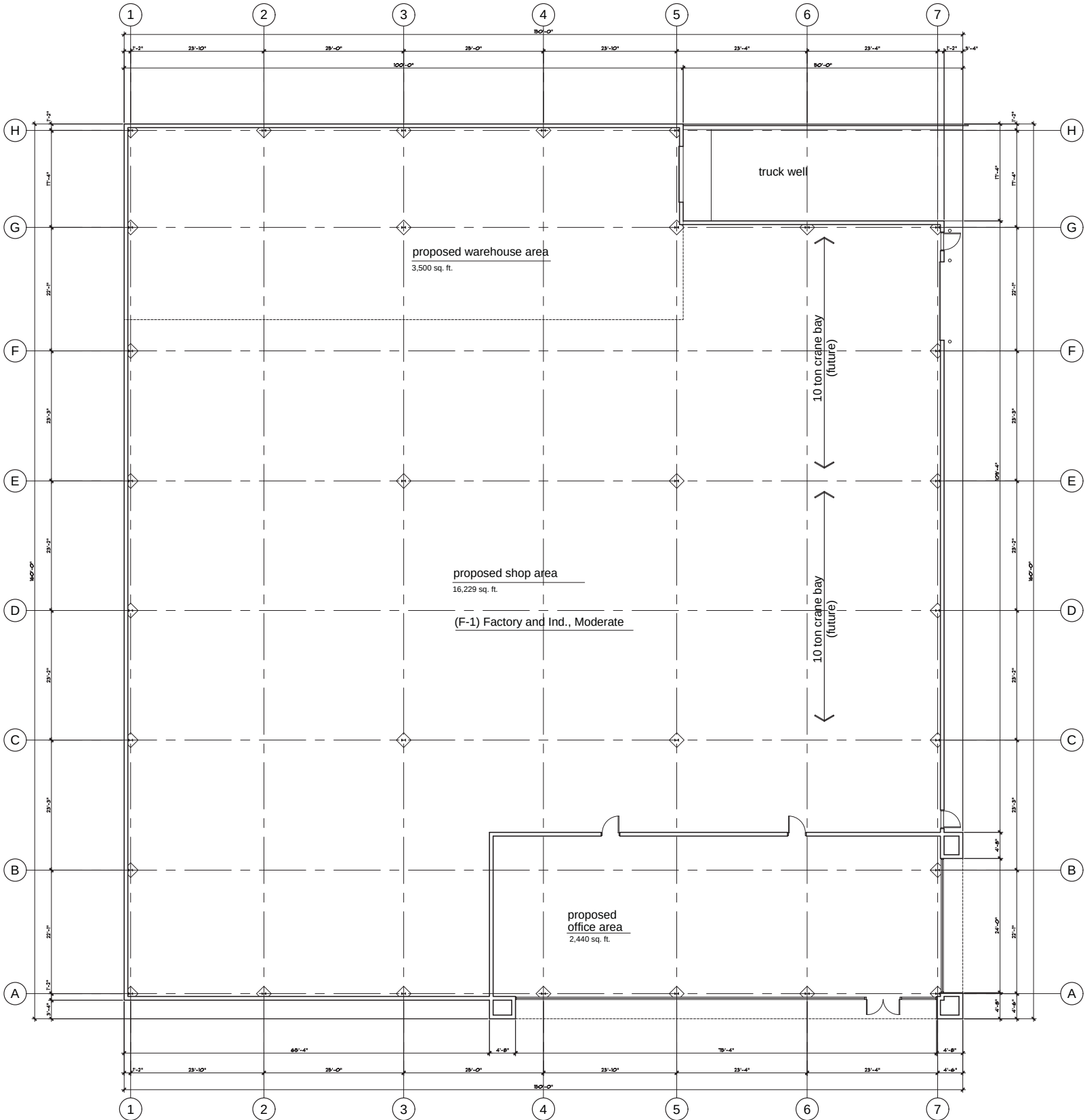
(F-1) Factory Industrial &
(B) Business - Non Separated Mixed Use
ALLOWABLE AREA CALCULATION:
TOTAL AREA: 22,169 SQUARE FEET

NOTE:
TOTAL AREA IS UNDER ALLOWABLE AREA.

fire suppression system note:

ENTIRE BUILDING TO BE 100% FIRE SUPPRESSED. FIRE PROTECTION CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL.

PRIOR TO THE INSTALLATION OF AN AUTOMATIC SPRINKLER SYSTEM PLANS SHALL BE SUBMITTED AND APPROVED BY THE FIRE MARSHAL. A MINIMUM OF THREE (3) SETS OF COMPLETE SPRINKLER PLANS SHALL BE SUBMITTED. TWO (2) SETS WILL BE RETAINED BY THE FIRE DEPARTMENT, AND ALL OTHERS WILL BE RETURNED TO THE SPRINKLER CONTRACTOR. THE SPRINKLER SYSTEM SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 13 AND ALL LOCAL ORDINANCES.



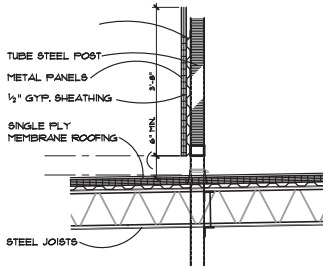
floor plan

building square footage

office:	2,440 sq. ft.
shop:	16,229 sq. ft.
warehouse:	3,500 sq. ft.
total:	22,169 sq. ft.

NOTE
ANY MODIFICATIONS TO THE FACADE
(INCLUDING COLOR) SHALL BE
RESUBMITTED TO THE CITY OF AUBURN
HILLS FOR REVISED APPROVAL.

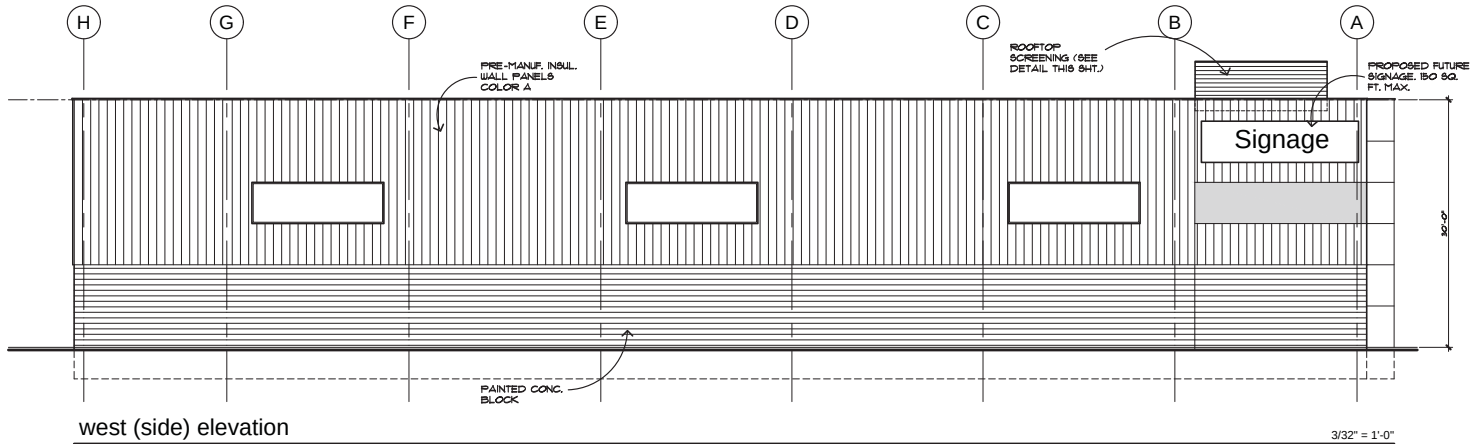
Signage Calculation:
AUBURN RD:
342.24' FRONTAGE
342.24' / 10' = 34.22 x 8 SQ. FT. = 273.76 SQ. FT.
REX BOULEVARD:
234.53' FRONTAGE
234.53' / 10' = 23.45 x 8 SQ. FT. = 187.6 SQ. FT.
TOTAL AREA:
273.76 + 187.6 = 461.36 SQ. FT. ALLOWABLE



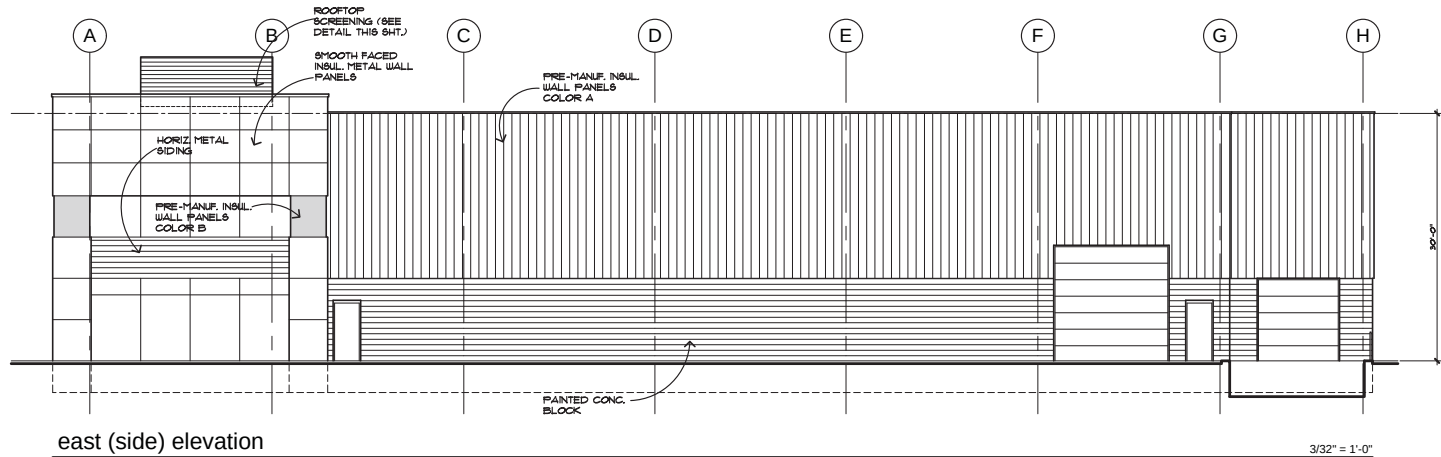
roof top screening detail

no scale

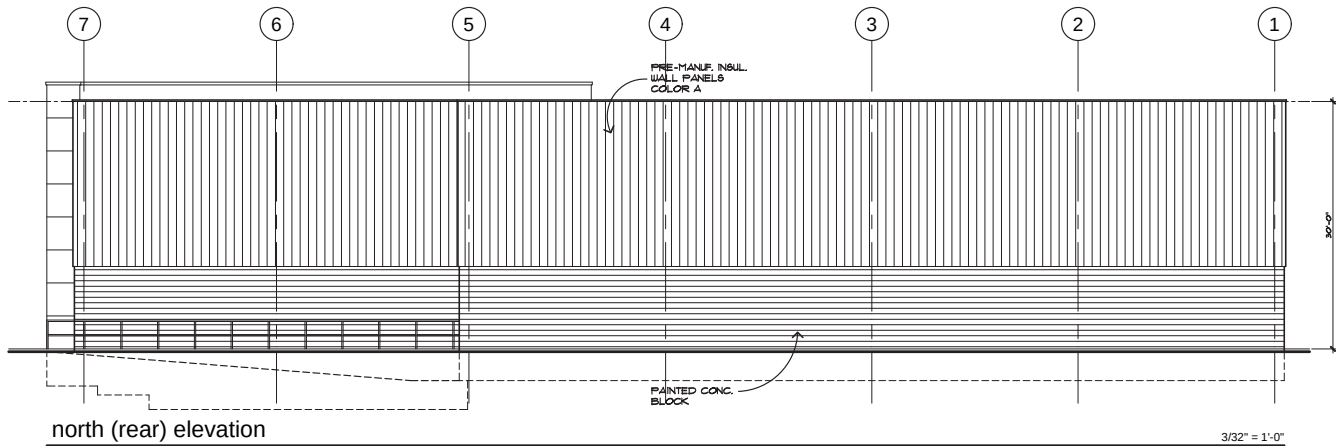
NOTE
ROOFTOP UNITS
WILL BE SCREENED
PER ORDINANCE
REQUIREMENTS.



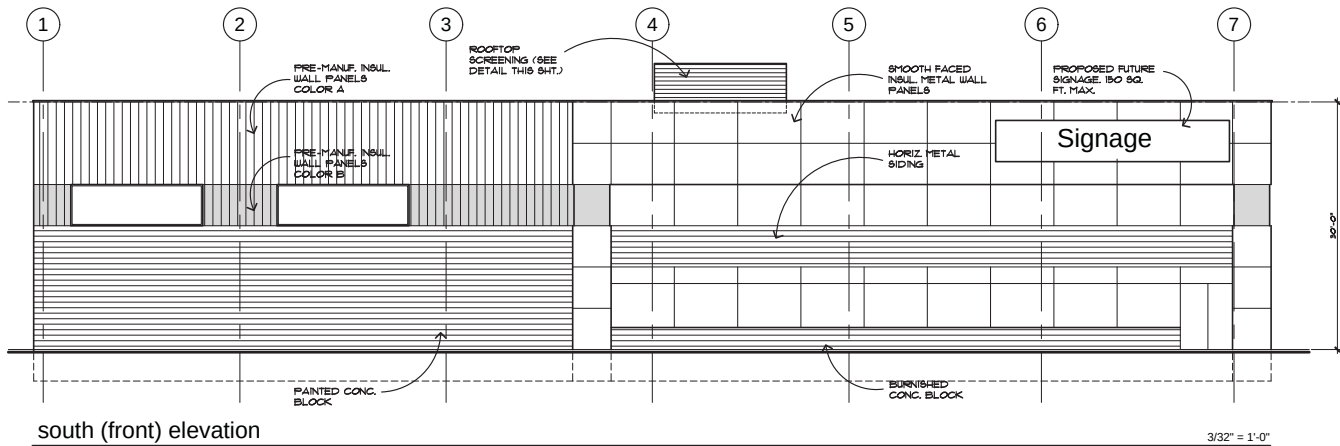
west (side) elevation



east (side) elevation



north (rear) elevation



south (front) elevation

Frank
Salamone
architects
engineers
planners

48701 hayes rd
shelby, mi 48315
586.532.0091

Date Issued:

S.P.A. 09/04/26

Project:
Proposed Speculative
Industrial Facility for:

Kemp
Industrial Building
Auburn Rd. & Rex Blvd.
Auburn Hills, MI

Client:

Kemp Building
& Development Co.
275 West Girard
Madison Hts, MI 48071

Sheet Title:
ELEVATIONS

Project Number:
126-112

Drawn By:
JFN

Checked By:
F.S.



Issue:

- ☐ preliminary
☒ construction
☐ record

Sheet Number:

A-2



CITY OF AUBURN HILLS

PLANNING COMMISSION AGENDA

MEETING DATE: OCTOBER 7, 2026

AGENDA ITEM NO 5b.

COMMUNITY DEVELOPMENT

To: Chairperson Sam Beidoun and the Planning Commission
From: Steven J. Cohen, AICP, Director of Community Development
Submitted: October 1, 2026
Subject: Master Land Use Plan
Public Hearing / Motion – To adopt the amended Master Land Use Plan and transmit it to the City Council for formal receipt and filing in accordance with State law

INTRODUCTION AND HISTORY

State law requires the Planning Commission to review the City's Master Land Use Plan at least once every five years after its adoption. As part of this review, staff evaluated the 2018 Master Land Use Plan and concluded that substantial changes to the Future Land Use Map are not warranted at this time. Instead, staff recommended that the Planning Commission consider and adopt the enclosed editorial and factual updates to the Master Land Use Plan and the accompanying brochure.

The proposed updates are limited to corrections, current facts, and minor revisions, organized by section:

- **Defining Auburn Hills** - Updated the City's population; replaced references to "FCA" with "Stellantis"; added information about Downtown Auburn Hills; and corrected the percentages of the City's tax base attributed to residential and non-residential properties.
- **Existing Land Use Patterns** - Updated the land use data from 2017 to 2025 based on information provided by Oakland County and revised the corresponding narrative and 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 City Council, Planning Commission, and City Administration rosters.
- **Master Land Use Plan** - Updated the list of plans and studies to include documents adopted or amended since the previous brochure was published.

On June 3, 2026, the Planning Commission unanimously directed staff to incorporate the proposed editorial updates into the Master Land Use Plan and the accompanying brochure, and to forward the draft amendments to the City Council for authorization to distribute the proposed amendment in accordance with State law.

On June 15, 2026, the City Council unanimously accepted the Planning Commission's findings and recommendations regarding the proposed editorial updates and authorized staff to distribute the draft amendment to the required agencies and stakeholders in accordance with State law.

Staff subsequently distributed the draft amendment to the required agencies and stakeholders. No comments were received. On July 1, 2026, the Oakland County Planning, Zoning, and Land Use office reviewed the City's amended plan and found it consistent with adjacent municipalities' plans.

Accordingly, the amended Master Land Use Plan is now ready for a public hearing and consideration of final adoption by the Planning Commission. The required public hearing notice has been provided in accordance with State law.

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. State law requires a 42-day comment period (expires July 28, 2026).
July 1, 2026	Oakland County conducts an advisory review of the amendments.
October 7, 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.
October 19, 2026	After the Planning Commission adopts it, the City Council formally receives and files the updated plan.

STAFF RECOMMENDATION

Staff recommends approval of the amended Master Land Use Plan and the accompanying brochure as proposed. Under State law, a 2/3 majority of the Planning Commission (six affirmative votes) is required to adopt an amendment to the Master Land Use Plan.

RECOMMENDED ACTION

Move to adopt the amended Master Land Use Plan and transmit it to the City Council for formal receipt and filing in accordance with State law.



Planning Commission Public Notice

Meeting Date, Time, and Location:	Wednesday, October 7, 2026 at 6:00 p.m. City of Auburn Hills - City Council Chambers 1827 N. Squirrel Road, Auburn Hills, MI 48326
Applicant:	City of Auburn Hills
Nature of the Request:	PUBLIC HEARING - To consider adoption of the City's updated Master Land Use Plan
City Staff Contact:	Steven J. Cohen, AICP Director of Community Development - 248-364-6941
The proposed updated Master Land Use Plan can be inspected during regular City business hours before the meeting at the Community Development Department, located on the municipal campus at 1827 N. Squirrel Road, Auburn Hills, MI 48326. Persons wishing to express their views may do so in person at the meeting or in writing addressed to the Planning Commission c/o Steve Cohen, Director of Community Development, at the above address. Individuals requiring special assistance to attend or participate in the meeting in accordance with the Americans with Disabilities Act (ADA) should contact the City Clerk's Office at (248) 370-9402 or the City Manager's Office at (248) 370-9440 at least 48 hours prior to the meeting. The City will make reasonable accommodations upon request.	

Scott E. Kree, Principal Planner

Office: (248) 858-0389 | krees@oakgov.com

July 1, 2026

City of Auburn Hills
1827 N. Squirrel Road
Auburn Hills, MI 48326
c/o: Master Plan Comments

SUBJECT: Oakland County Economic Development (OCED) Department, Planning & Local Business Development (PLBD) Division, Office of Planning, Zoning & Land Use (PZLU) Staff's Review of the City of Auburn Hills Master Plan Amendment (County Code – MP 26-06)

Dear Mr. Cohen:

On June 16, 2026, the Oakland County Planning Zoning & Land Use (PZLU) offices received an emailed letter, followed by a mailed letter on June 23, 2026, (dated June 16, 2026) informing our office of the proposed draft for the **City of Auburn Hills 2026 Master Plan Amendment**. Under the Michigan Planning Enabling Act, Oakland County, adjacent municipalities, and other jurisdictional authorities have 42 days to review the draft document and submit comments on the proposed Master Plan amendments directly to the City of Auburn Hills.

A cursory review of the draft Master Plan Amendment was made by the PZLU's staff which has determined that the proposed amendment to the City of Auburn Hills' Master Plan does not affect the borders of the adjacent communities of the City of Lake Angelus, City of Pontiac, City of Rochester Hills, Bloomfield Township, Orion Township, and Waterford Township. There are no proposed changes to the Future Land Use plan/map. Proposed changes to the Master Plan were focused on updating census data and Oakland County land use data, removing references to establishments that are no longer operational within the city (such as Cooley Law School), changed name of notable employment centers (such as Fiat Chrysler Automobiles (FCA) to Stellantis), and updated other items that are considered to be minimal maintenance of the Master Plan.

A full review of the proposed draft Master Plan will NOT go before the Oakland County Coordinating Zoning Committee (CZC). Changes along municipal borderlines typically trigger a review by the CZC as well as larger amendments and updates that involve community engagement and changes to goals or objectives. Our records indicate that the CZC last reviewed the City of Auburn Hills Master Plan in 2018 (County Code MP 18-05), which was later adopted in that same year. This letter and the information provided herein finds the proposed amendments to the City of Auburn Hills Master Plan to be **not inconsistent** with the six (6) bordering Oakland County communities as listed above, as determined by the Oakland County PZLU staff. Oakland County does not have a Planning Commission or County Master Plan to do a full comparison and contrast of the information.

If there are any questions or comments about the information as listed above, please do not hesitate to contact me at (248) 858-0389 or email me at krees@oakgov.com.

Respectfully,



Scott E. Kree | Principal Planner
Oakland County Department of Economic Development
Planning and Local Business Development Division
Office of Planning, Zoning & Land Use

CC: Oakland County CZC Members and BOC staff (deferred)

2100 Pontiac Lake Road | L. Brooks Patterson Building 41W | Waterford, MI 48328 | Fax (248) 452-2039 | AdvantageOakland.com



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
MINUTES - **EXCERPT**

JUNE 15, 2026

CALL TO ORDER & Mayor Hawkins at 7:00 PM.

PLEDGE OF ALLEGIANCE:

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

ROLL CALL: Present: Council Members Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, and Verbeke

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Kelly, City Clerk Pierce, Police Chief Gagon, Fire Chief Robinson, Deputy Fire Chief Strunk, Director of Community Development Cohen, Mgr of Fleet & Roads Hefner, Director of Senior Services Monroy Krieg, Economic Development Mgr Carroll, Asst to the Manager Hagge, Engineer Driesenga

37 Guests

9e. Motion - To accept the Planning Commission's findings and grant staff permission to distribute the draft amendment to the Master Land Use Plan.

Mr. Cohen presented the request to authorize distribution of the draft amendments to the neighboring communities for their review.

Moved by Ferguson, Seconded by Moniz.

RESOLVED: To accept the Planning Commission's findings and recommendations concerning the editorial update of the Master Land Use Plan and authorize staff to distribute the draft amendment to the required agencies and stakeholders in accordance with State law.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz, Verbeke

No: None

Resolution No. 26.06.095

Motion Carried (7 - 0)



CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
EXCERPT

June 3, 2026

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

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

LOCATION: Administrative Conference Room, 1827 N. Squirrel Road, Auburn Hills, MI 48326

7. NEW BUSINESS

7b. Draft Editorial Changes to the City of Auburn Hills Master Land Use Plan and Brochure

Mr. Cohen explained that State law requires the Planning Commission to review its Master Plan at least once every five years following adoption. Staff completed their review of the 2018 Master Land Use Plan and recommend that the Planning Commission forgo substantial amendments to the land use map at this time. Instead, Staff recommended adopting editorial updates to the plan document and its accompanying brochure. The proposed editorial amendments remain consistent with the future land use classifications of adjacent and surrounding properties in both Auburn Hills and neighboring municipalities.

Mr. Cohen noted that Auburn Hills is entering a new chapter in its history. Much of the City has been developed, and the supply of large greenfield sites continues to diminish. The growth model that has shaped Auburn Hills since its incorporation will gradually give way to a new model centered on reinvestment, redevelopment, and modernization. He emphasized that this transition should not be viewed as a limitation, but rather as the next stage in the City's evolution.

Mr. Cohen presented a strategic planning framework identifying the following priorities on which the Planning Commission should focus in the years ahead:

1. Shift from Greenfield Development to Strategic Reinvestment
2. Safeguard Status as a Premier High-Tech and Advanced Manufacturing Hub
3. Make Every Acre Count
4. Invest in Places That Attract and Retain Talent
5. Foster Lifelong Neighborhoods and Diverse Housing Opportunities
6. Sustain Infrastructure and Long-Term Fiscal Resilience

Moved by Pavlich 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.

Second by MacMillan.

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

No: None **Motion Carried (9-0)**



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:

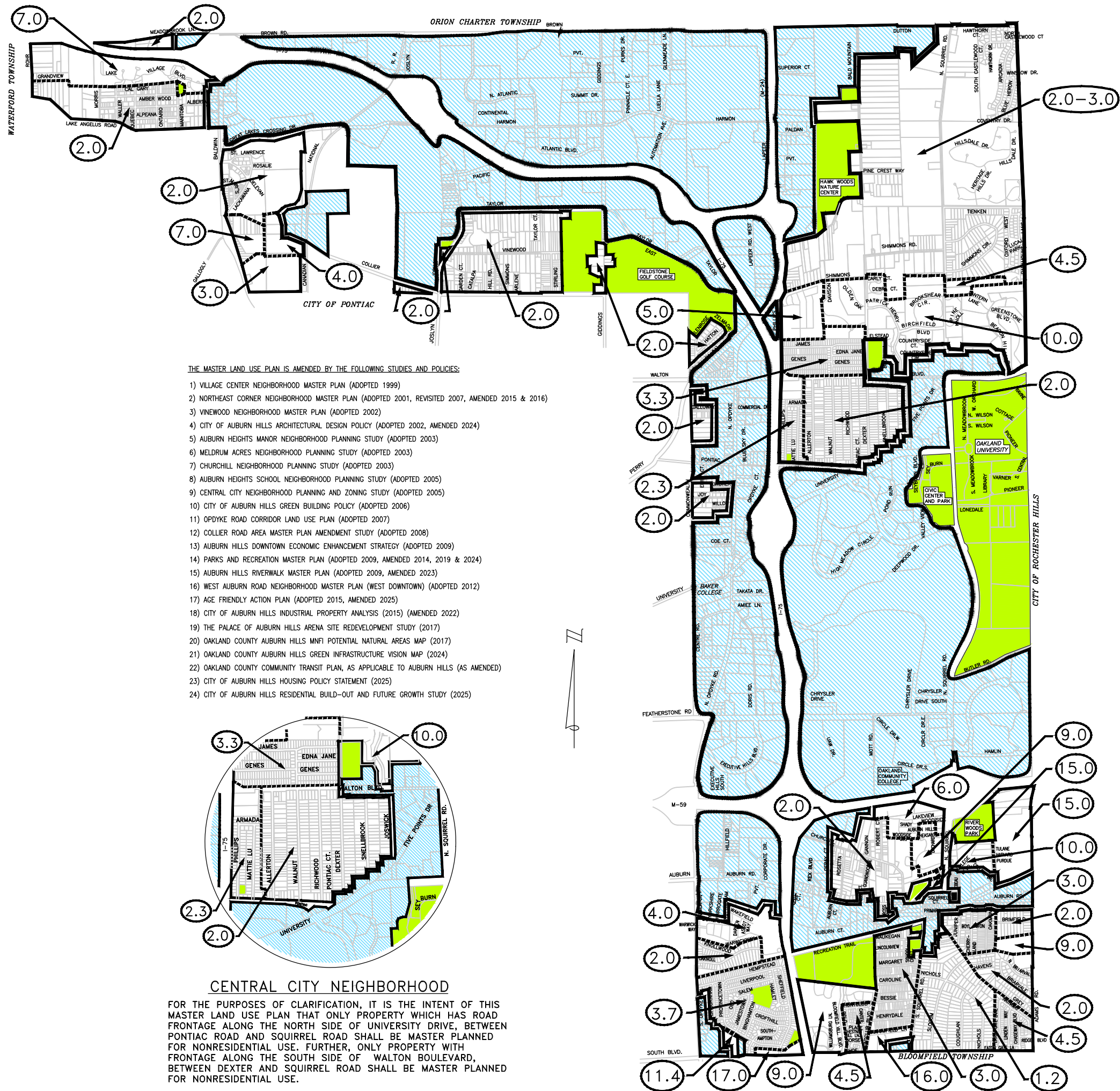
- Auburn Hills is nearly fully developed, with only 9.7% vacant land area. The majority of the City’s vacant parcels can be found in the northern part of the community.
- Residential parcels in the central and southern parts of the City are nearly built-out, while opportunities for new residential development 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

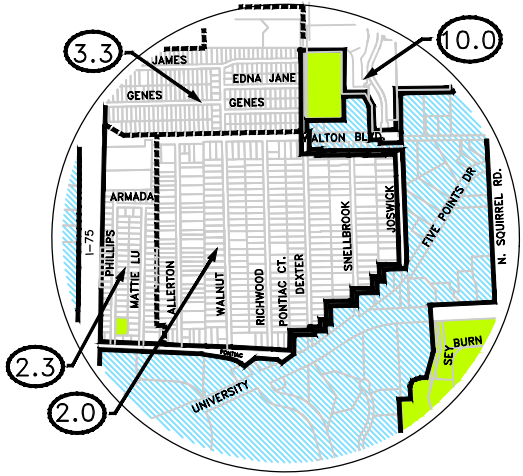
The Master Land Use Plan, which appears inside this brochure, provides a graphic illustration of the planned land use for all properties within the City. This document serves as an update to the 2018 Plan and a guide for future land use development decisions. The Plan reflects a policy statement which 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

- 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



OHM
Advancing Communities®

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

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 ad 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
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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

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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.

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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.

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MASTER LAND USE PLAN

THE CITY OF AUBURN HILLS

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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

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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.

AUBURN HILLS COMMUNITY DEVELOPMENT

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

AUBURN HILLS CITY COUNCIL

Kevin R. McDaniel
Mayor
John Burmeister
Mayor Pro-Tem
Maureen Hammond

Robert Kittle
Henry V. Knight
Ron Moniz
Cheryl Verbeke

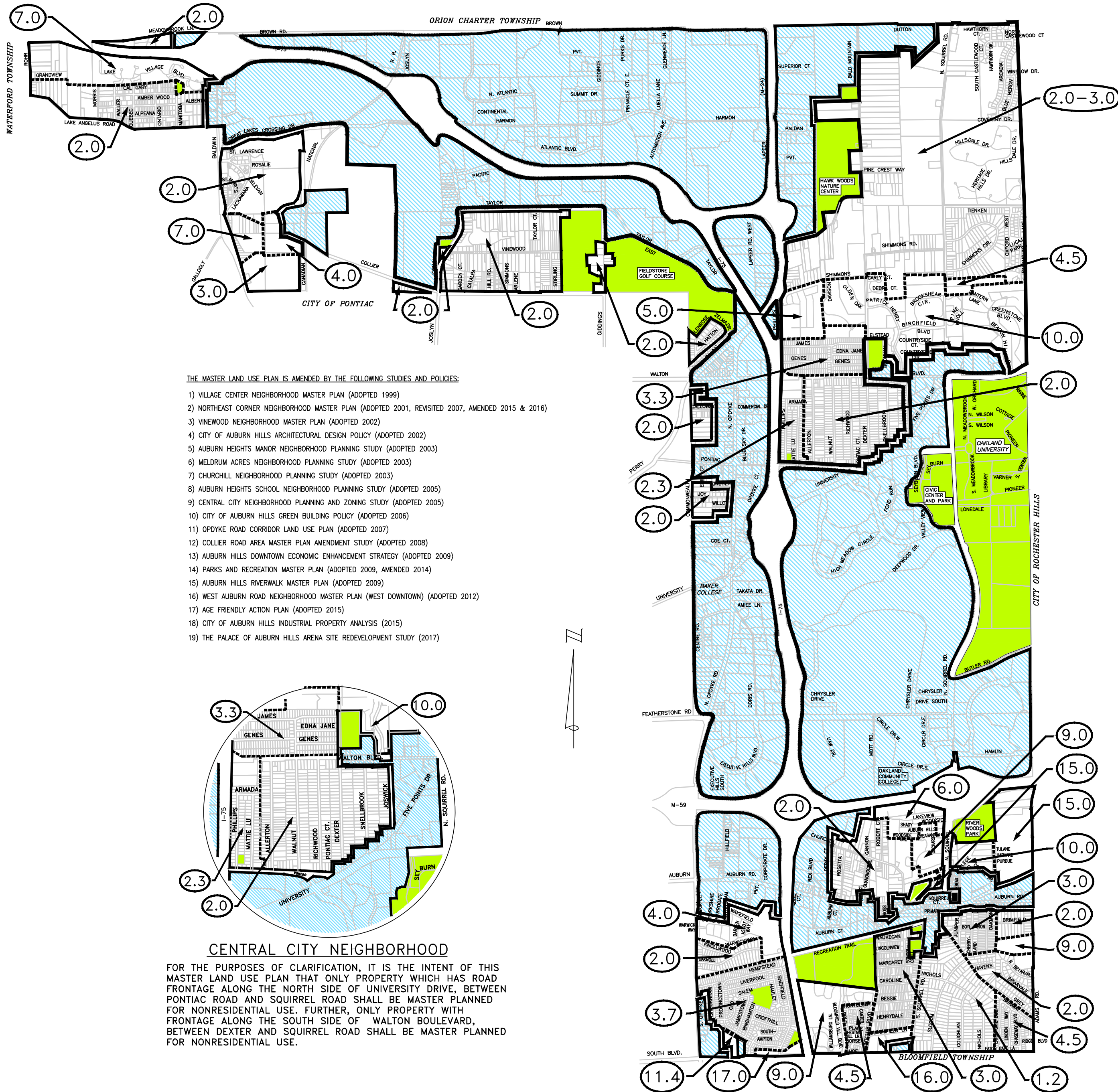
PLANNING COMMISSION

Gregory Ouellette
Chairperson
Sam Beidoun
Vice-Chairperson
Eric Mendieta
Secretary

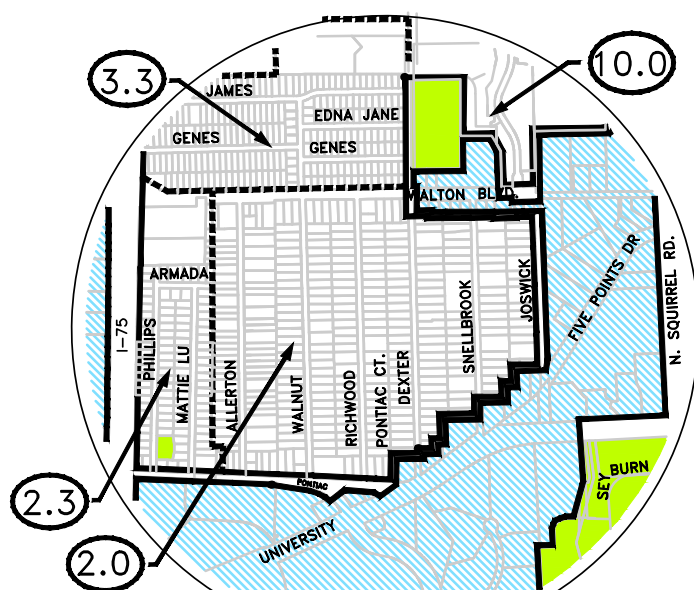
Chauncey Hitchcock
Ron Moniz
Carlene Nolan-Pederson
Laura Ochs
Bob Pierce
Carolyn Shearer

CITY ADMINISTRATION

Thomas A. Tanghe
City Manager
Don K. Grice
Assistant City Manager
Steven J. Cohen, AICP
Director of Community Development
Shawn Keenan, AICP
City Planner



- 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)



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

June 13, 2018

ADOPTED

ATTESTED BY:

GREG OUELLETTE, CHAIRPERSON

ERIC MENDIETA, SECRETARY

MASTER LAND USE PLAN

CITY OF AUBURN HILLS
CITY OF AUBURN HILLS PLANNING COMMISSION

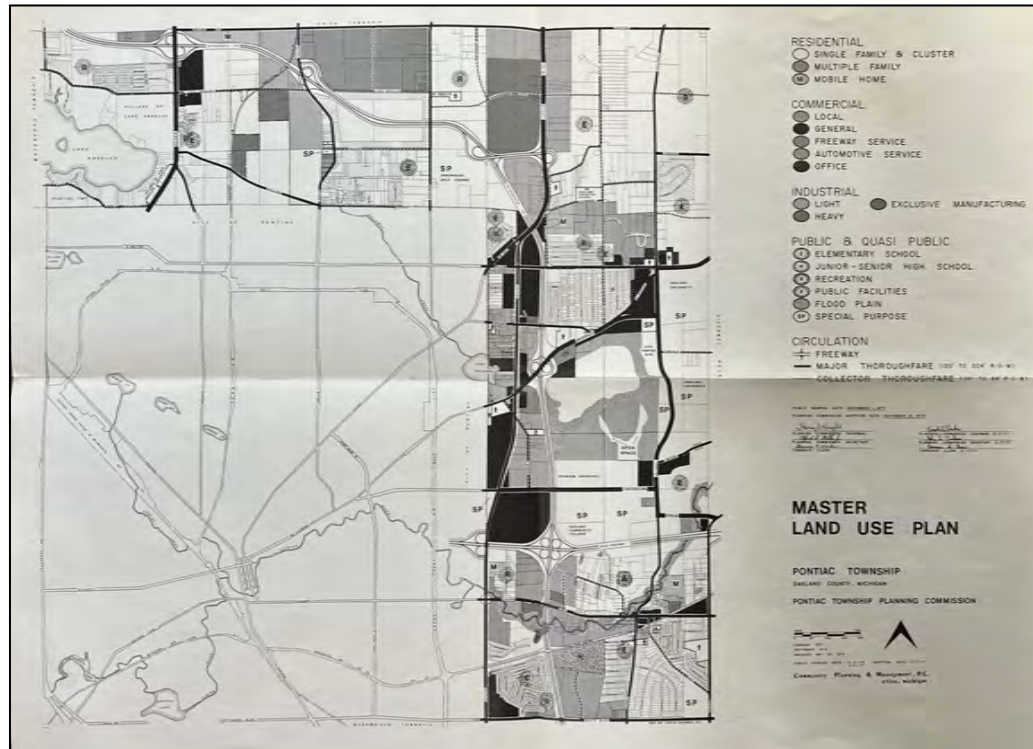


IN COORDINATION WITH THE CITY OF AUBURN HILLS
COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING AND ZONING SERVICES

THE CITY'S MASTER LAND USE PLAN

CHANGE RESULTED FROM BUSINESS INTEREST IN THE NEW CITY

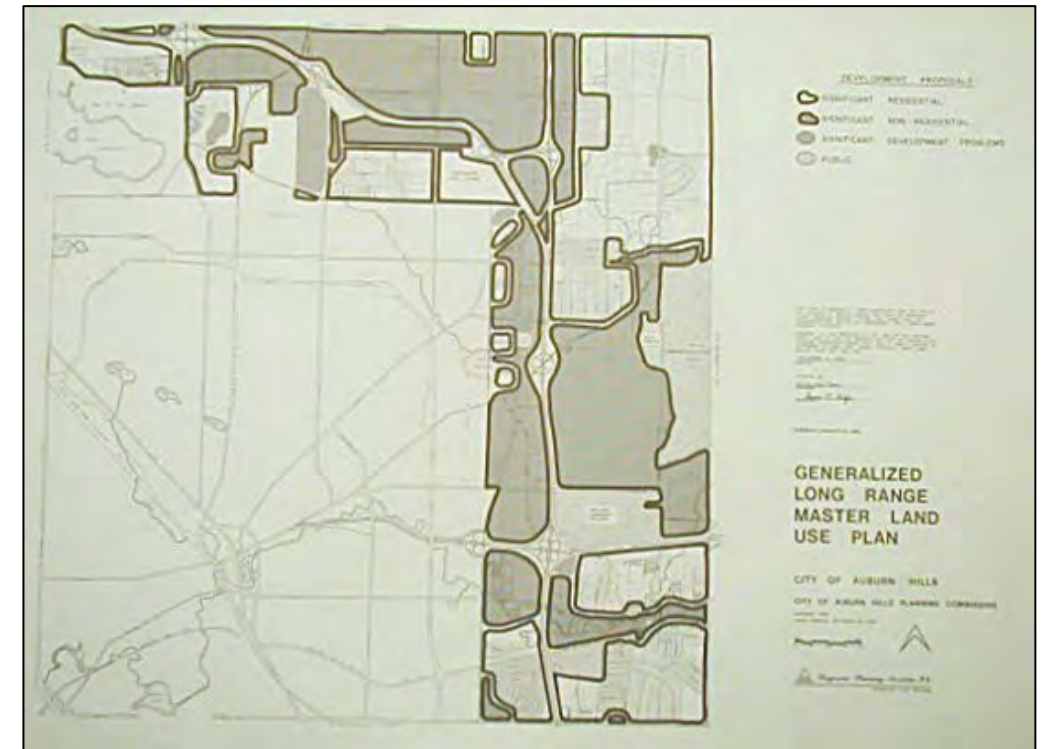
PONTIAC TWP. - NOVEMBER 1973



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



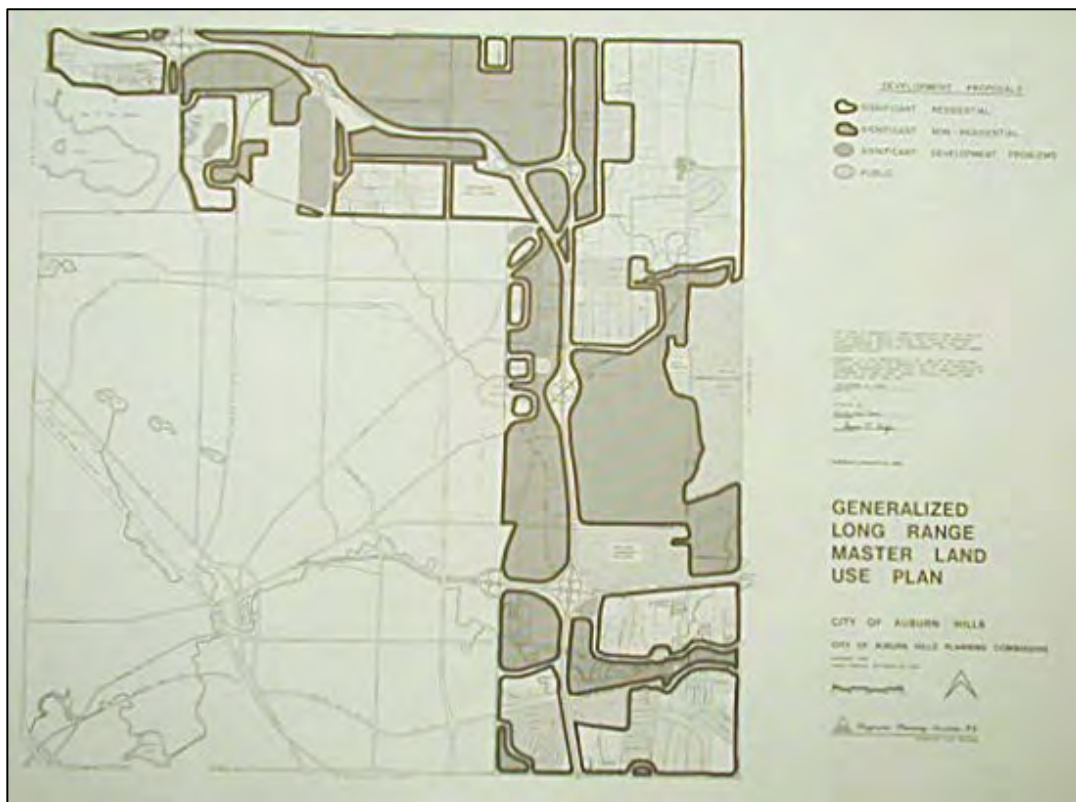
RELATION OF THE PLAN TO ZONING

- 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 MASTER LAND USE PLAN

LAND USE ALLOCATION BETWEEN 1986 AND CURRENT PLAN IS SIMILAR

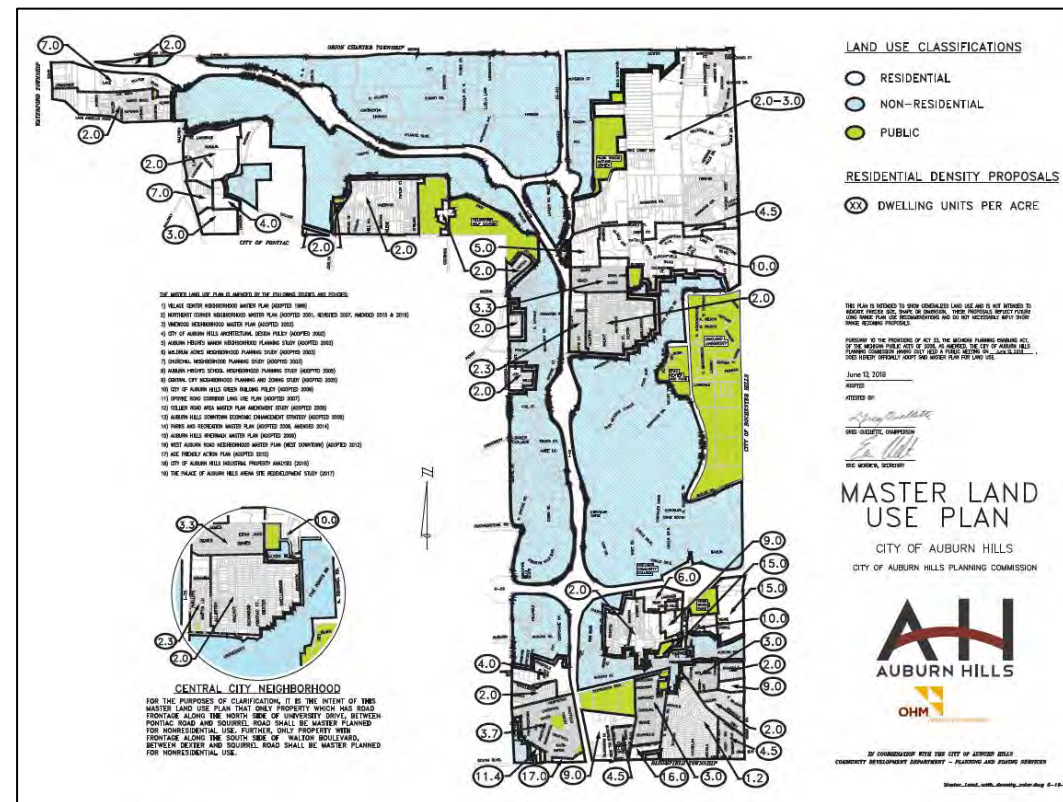
DECEMBER 1986



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JUNE 2018

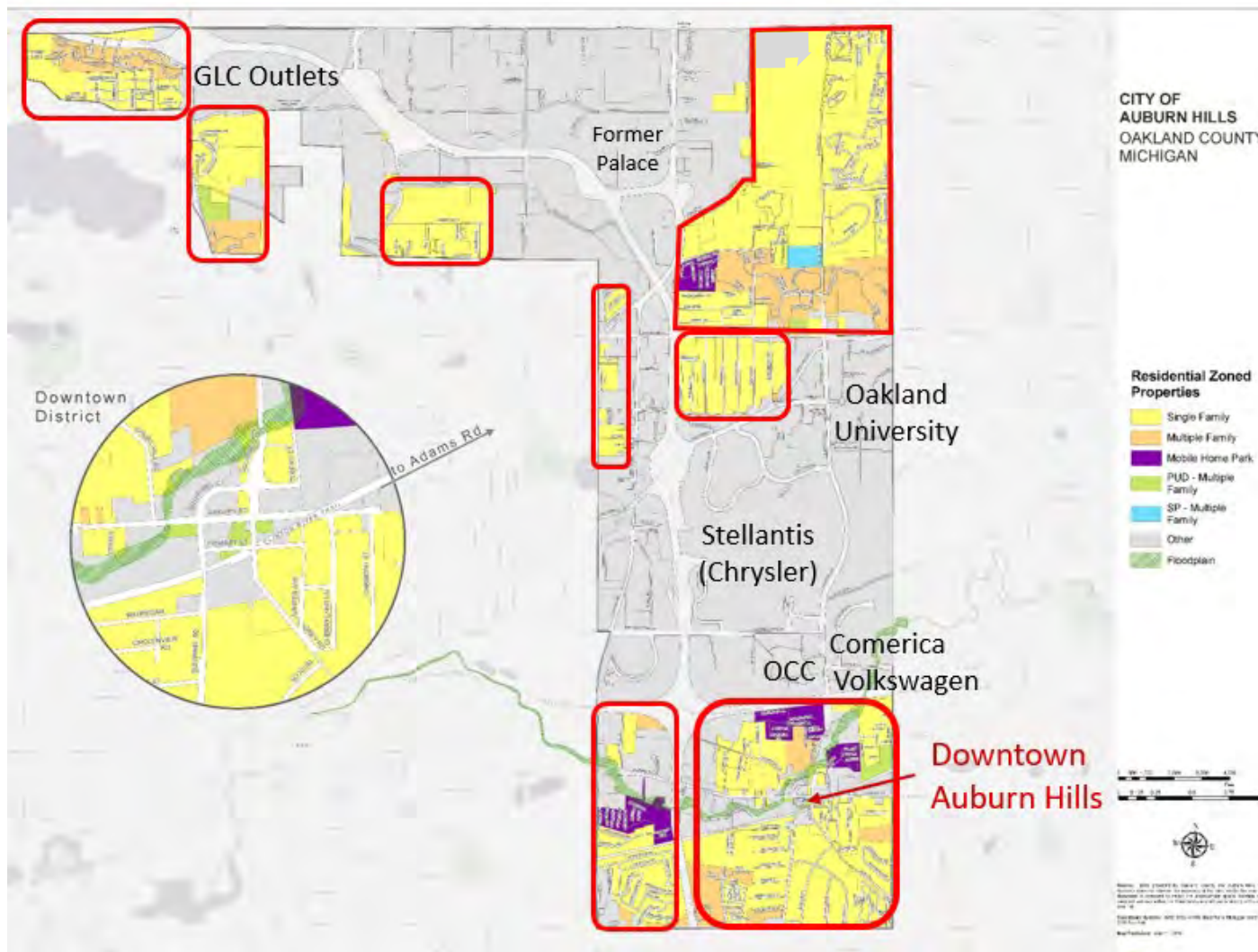


RELATION OF THE PLAN TO ZONING

- 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