



Department of Planning and Economic Development

Staff Report to the Planning Commission

October 1, 2025

Auburn Angara Oaks Condominiums

PFSC2025-0001, PWEP2024-0001 (amended) and PNFSM2024-0001 (amended)

Previously granted: PSP2022-0031, PTP2024-0005 and PNFSM2024-0001

2469 and 2489 W. Auburn, 3045 Angara, and 3050 Harvey Street

REQUEST	Final Site Condominium Recommendation, amended Wetland Use Permit Recommendation, and amended Natural Features Setback Modification
APPLICANT	Auburn Angara Oaks, LLC. 14496 North Sheldon Road, Suite 230 Plymouth, MI 48170
LOCATION	2469 and 2489 W. Auburn, 3045 Angara, and 3050 Harvey Street, located on the south side of W. Auburn Road, west of Crooks Road.
FILE NO.	PFSC2025-0001, PWEP2024-0001 and PNFSM2024-0001
PARCEL NOS.	15-32-201-001, -002, -003, -004, -006
ZONING	R-4 One Family Residential District with the FB Flex Business Overlay (front portion of site only)
STAFF	Chris McLeod, AICP, Planning Manager

Summary

The applicant was granted Preliminary Site Condominium/Site Plan approval at the November 11, 2024 City Council meeting for the development of the five (5) properties noted above with a mixed residential development that will include single family residential homes, attached residential units, and related amenities. The Planning Commission recommended approval of the Preliminary Site Condominium/Site Plan and Wetland Use Permit, and granted approval of the Tree Removal Permit and Natural Features Setback Modification at their October 15, 2024 meeting. The overall acreage of the site is approximately nine (9) acres and it is located on the south side of Auburn Road, west of Crooks. The site is zoned R-4 One Family Residential and to a depth of approximately 425 feet, also includes the FB Flex Business Overlay district which allows for the attached units being proposed. As shown on the plans, the site has significant environmental features and topography which has led to the complexity of site design. During the Preliminary Site Condominium and Site Plan approvals, the site was also granted a Tree Removal Permit, a Wetlands Use Permit and a Natural Features Setback Modification. Since the time of Preliminary approval, the applicant has been working through their engineering construction drawings, applying for the necessary site improvement permits, and has provided a draft master deed for review.

The preliminarily approved site plan includes five (5) attached units in a rowhouse configuration at the front of the site. In addition, there will be five (5) condominium buildings that will provide for a total of forty-five (45) additional attached units. Of these forty-five (45) units, nineteen (19) will be dedicated for IDD (Intellectual and Developmental Disabilities) residents, while the remainder will be for traditional purchasers. The rowhouse and condominium units are located within the City's FB Flex Business Overlay District and are being developed pursuant to those specific regulations. The southern half of the site will be developed as detached single family residential housing/condominiums. There will be a total of nine (9) detached single family units, of which two (2) will also be utilized for IDD residents and will allow for a living scenario similar to that of the recently approved Walton Oaks development. Those two (2) units will provide for a total of eight (8) IDD residential units, four (4) in each single-family residence.

Parking for the rowhouse units and the condominium buildings will generally be located under the living space of each building and accessed via a common drive and entry to the underground parking. A total of ninety-nine (99) parking spaces have been provided for the front portion (rowhouse and attached unit condominiums) of the site. This includes a mix of underground parking spaces, parking as a part of a driveway, parking in small lots, and on-street parking (which is permissible in the FB District). Parking for the detached single family residential units will be via garages and driveways.

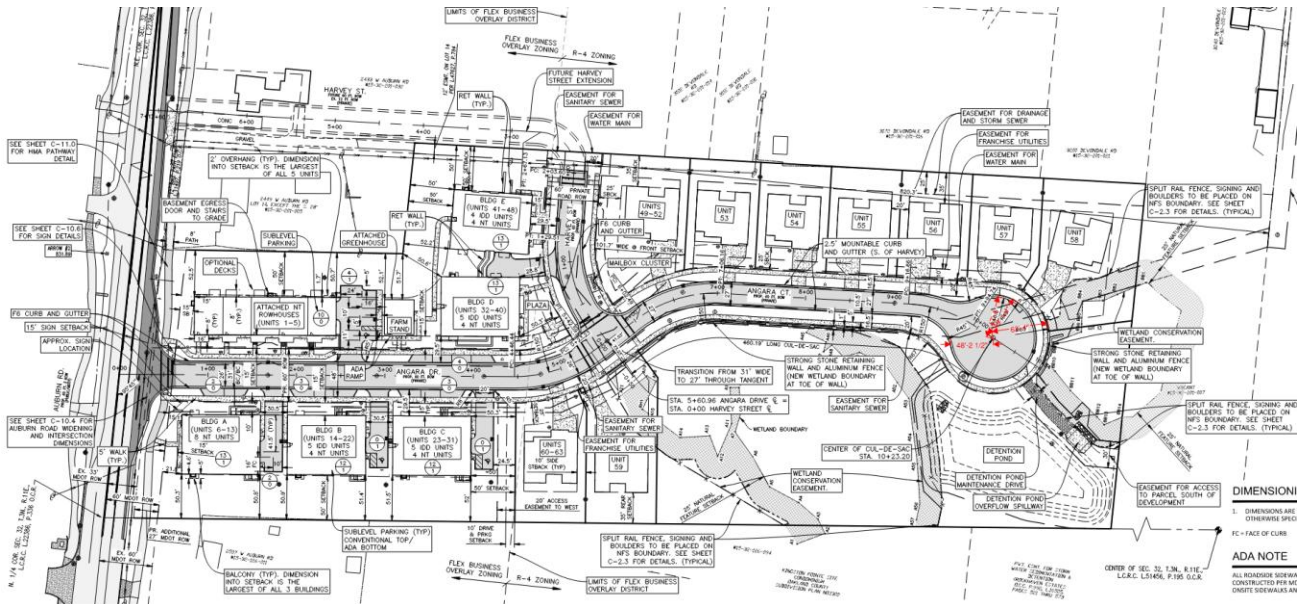
The applicant has provided an extensive landscape plan. As a part of the landscape plan a series of buffer requirements have been provided. This includes providing a Landscape Buffer Type C for those areas where multiple family units abut single family units or existing single-family properties. These buffer areas are along the western property line, the eastern property line and between the multiple family dwellings and single-family dwellings within the development itself. The landscape plan remains largely unchanged from the preliminarily approved plans.

As a part of the public amenity spaces required for the FB portion of the development, the applicant is proposing to create a farmstand/greenhouse that can be utilized by the residents of the development. In addition, a public plaza/gathering space is also proposed at the intersection of Angara Drive and Harvey Drive. This space will be a hardscape plaza with seating and surrounded by landscaping. Sidewalks will also be provided throughout the development, allowing connections between all parts of the development and to the exterior pathway along Auburn Road.

As a part of the Final Site Condominium review process, the City's Ordinances require that all information required as a part of the preliminary plan approval, along with evidence of all necessary state and county agency approvals necessary for the proposed development be provided. In addition, the applicant must also submit a master deed for review and approval.

The applicant has provided the most recent site plan that includes revisions that were prompted as a part of the City's engineering review process and to show compliance with the City's engineering specifications. The site plan has been reviewed by all typical City departments as a part of the site plan review process. All departments have provided an approval of the current plans with the exception of the City's Engineering department. The Engineering department has not approved the most recent set of site plans as a result of all the necessary permits being obtained and the master deed, including necessary easements, not being finalized at this time. The Engineering department, based on current set of plans submitted, has no objections to the plans themselves, subject to any permit conditions. The necessary permits for the development are currently in process with each of the applicable county, regional and state agencies. If the Planning Commission determines final condominium approval is acceptable at this time, it would need to be conditioned on the necessary permits being obtained and the master deed and associated easements being finalized by City staff and the City Attorney. This condition would need to be met prior to a Land Improvement Permit being obtained and construction commencing.

Site Plan



Single Family Residence Elevation



Rowhouse Elevation



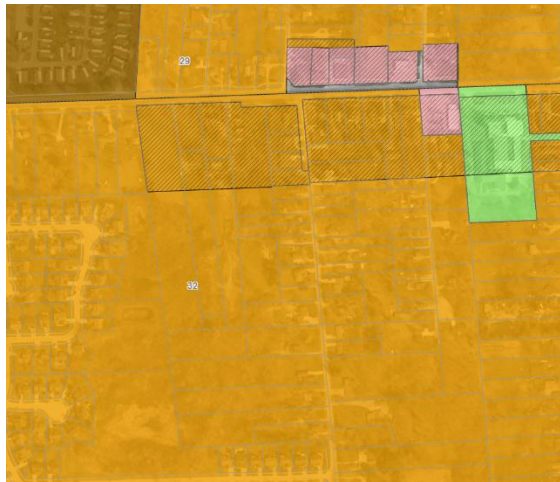
Condominium Elevation



Farmstand/Greenhouse Elevation



Zoning Map Master Land Use Plan



- RE One-Family Residential District
- R-1 One-Family Residential District
- R-2 One-Family Residential District
- R-3 One-Family Residential District
- R-4 One-Family Residential District
- RCD One-Family Residential Cluster District
- RM-1 Multiple-Family Residential District
- RMH Manufactured Housing Park District

- NB Neighborhood Business District
- CB Community Business District
- HB Highway Business District
- BD Brooklands District
- O Office District
- I Industrial District
- SP Special Purpose District
- EC Employment Center District
- FB Flex Business Overlay District
- MR Mixed Residential Overlay District
- PUD Overlay

- Estate Residential
- Residential 2
- Residential 2.5
- Residential 3
- Residential 4
- Residential 5
- Mixed Residential Overlay
- Multiple Family
- Residential Office Flex
- Auburn Road Corridor
- Commercial Residential Flex - 2
- Commercial Residential Flex - 3
- Office
- REC Workplace
- REC Technology and Office Image Corridor
- REC Interchange
- Regional Commercial
- Industrial
- Special Purpose
- Park/Public Open Space
- Private Recreation/Open Space

	Zoning	Existing Land Use	Future Land Use
Site	R-4 One Family Residential District with Flex Business Overlay (in part)	Single Family Residential Homes and Vacant Property	Residential Office Flex and Residential 4
North (across Auburn)	R-4 One Family Residential District	Single Family Residential Homes	Office
South	R-4 One Family Residential District	Single Family Residential Homes	Residential 4
East	R-4 One Family Residential District with Flex Business Overlay (in part)	Single Family Residential Homes	Residential Office Flex and Residential 4
West	R-4 One Family Residential District	Single Family Residential Homes and Dedicated Open Space	Residential 4 and Private Recreation/Open Space

Wetland Use Permit and Natural Features Setback Modification - Amendment

As a result of the City’s engineering review and minor changes to the proposed road configuration, the applicant is seeking an amendment to the previously approval Wetland Use Permit and Natural Features Setback Modification that was granted as a part of the preliminary approval. The proposed amendment is to the filling/modification of the two different wetland areas onsite. The most recent plans were reviewed by the City’s environmental consultant, ASTI, for compliance with City regulations. A synopsis of that review is below.

Wetland A is a forested, scrub/shrub, and emergent wetland and is located near the middle of the site and is slightly over 88,000 square feet in area (onsite). The site plan proposes to fill 39,195 square feet (slightly more than previously approved wetland use permit) of the existing wetland area for the construction of the road system and building unit areas. The western edge of Angara Ct., which abuts the proposed modified wetland boundary for Wetland A, will be modified with a retaining wall system with a decorative aluminum fence. The disturbance to the natural features setback associated with the proposed Wetland A fill represents is approximately 18,608 square feet (a slight decrease in the amount of Natural Features Setback Modification previously approved). There are additional impacts to the natural features setback, but those are indicated as being temporary and are intended to be restored upon completion of the site. Wetland A contains a number of non-native species and likely does not provide significant native wildlife habitat. However, Wetland A is a part of a larger wetland system (including Wetland B) and is also a part of larger headwater system that is in direct hydrological contact with the River Rouge. Given these factors, Wetland A is considered by ASTI to be a medium quality natural resource. However, the portion of Wetland A that is proposed to be impacted is of poor quality due to its non-native species content and low ecological function. Additionally, ASTI notes that mitigation efforts including the installation of a retaining wall to allow for the reduction in the roadbed width affecting Wetland A will help to limit impacts and has recommended approval based on various conditions detailed in the report.

Wetland B is a forested wetland, located at the southern end of the site. Wetland B has an area onsite of approximately 9,000 square feet. The site plan proposes to fill approximately 430 square feet of overall wetland area onsite for the construction of the road cul-de-sac. The permanent natural feature setback impact would be approximately 2,122 square feet. There are additional impacts to the natural features setback, but those are indicated as being temporary and are intended to be restored upon completion of the site. Wetland B contains high percentages of Silver Maple and American Elm, very little non-native species and can support higher rates of wildlife inhabitation. As noted above, Wetland B is connected with Wetland A and likely has an overall area greater than 10 acres. Due to their connection, Wetland B also is hydrologically connected to the River Rouge. Wetland B is considered by ASTI to be of high ecological quality and function. ASTI notes that the impacts to Wetland B are small and the applicant has also proposed the installation of a retaining wall adjacent to Wetland B to limit future impacts.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Subject to Master Deed and all Final Permits being obtained	Approval
Engineering	Land Improvement Permit is required	Denial
Fire		Approval
Building		Approval
Forestry		Approval
Assessing		Approval

The application has been notified to the general public along with specific notices to those within 300 feet of the site for the purposes of the amended wetlands permit. The Planning Department has received a number of correspondences in favor of the application. Those correspondences have been included in the planning packet.

Motion for Final Site Condominium Plan Recommendation

MOTION by _____, seconded by _____, in the matter of City File No. PFSC2025-0001 Auburn Angara Oaks, the Planning Commission **recommends approval of the Final Site Condominium Plan**, based on plans dated received by the Planning Department on August 20, 2025, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from Auburn Road, thereby promoting safety and convenience of vehicular traffic both within the site and on the adjoining street.
3. Adequate utilities are available to the site.
4. The plan represents a reasonable street, building and lot layout and orientation.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development onsite as well as existing development in the adjacent vicinity given the split zoning of the property that allows for single family development or development consistent with the FB Flex Business District to the east.
6. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area. The proposed encroachments into Wetland A are situated in portions of the wetland with lower ecological quality and the applicant has proposed a retaining wall to limit impacts; and the proposed encroachments into Wetland B are relatively minor and the

applicant has also proposed a retaining wall to limit impacts. Finally, the natural features setback will be defined as part of the development with split rail fencing and large boulders to protect the area for the future.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters prior to a Land Improvement Permit being granted.
2. That all applicable outside agency permits being obtained, including those for water, sewer, storm drainage, roadway, wetlands (EGLE), etc.
3. That a master deed acceptable to the City be provided for review and approval.
4. Provide a landscape bond in the amount of \$171,745, plus the cost of inspection fees as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.

Motion to Approve Natural Features Modification

MOTION by _____, seconded by _____, in the matter of City File No. PNFSM2024-0001 Angara Oaks Site Condominium, the Planning Commission **grants an AMENDED natural features setback modification** for 1,137 lineal feet of permanent impacts to two different wetland areas identified on the site plans to construct the proposed private road, to provide the building area for multiple and single family residential units, and associated development infrastructure, based on plans received by the Planning Department on August 20, 2025, with the following findings and conditions:

Findings

1. The impact to the Natural Features Setback area is necessary for construction activities related to the proposed development; further, the applicant has minimized the impacts to the natural features and associated natural features setbacks by modifying the means of construction such as installing retaining walls along the proposed roadway to limit the footprint of the roadbed and finally, the applicant has provided for the future protection of the natural features setback by providing split rail fencing and large boulders to define the area for future residents, workers, etc.
2. ASTI has reviewed the subject plans and proposed impacts to the natural features setbacks associated with Wetland A and Wetland B along with the proposed mitigation efforts to help reduce the impacts to those natural features and has indicated that the plans as proposed are satisfactory.

Conditions

1. Work to be conducted using best management practices to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted.
2. Site must be graded with onsite soils and seeded with City approved seed mix.
3. Those areas identified as "Temporary Impacts" must be restored to original grade with original soils or equivalent soils and seeded with a City approved seed mix where possible, and the applicant must implement best management practices as detailed in the ASTI review letter dated September 9, 2025 prior to final approval by staff.

Motion to Recommend a Wetland Use Permit

MOTION by _____, seconded by _____, in the matter of City File PWEP2024-0001 (Auburn Angara Oaks Condominium) the Planning Commission **recommends to City Council** approval of an **AMENDED Wetland Use Permit** to permanently impact approximately 39,625 square feet of wetlands (both Wetland A and Wetland B) to construct the private road, building areas for multiple family and single family units, and associated development infrastructure based on plans received by the Planning Department on August 20, 2025, with the following findings and subject to the following conditions.

Findings

1. Of the 97,484 square feet of wetland area on site, the applicant is proposing to impact approximately 39,625 square feet, an increase of approximately 421 square feet from the previously recommended and approved permit. Additionally, although Wetland A was determined to be of medium quality overall, the portion that is proposed to be impacted is of poor quality due to its non-native species content and low ecological function. And although Wetland B was determined to be of high quality overall, the impacts are noted to be small and the proposed retaining wall will limit further impacts and have been addressed to ASTI's satisfaction.
2. ASTI has reviewed the subject plans and proposed impacts to Wetland A and Wetland B along with the proposed mitigation efforts to help reduce the impacts to those wetlands (including the installation of a retaining wall to allow for the reduction in the roadbed width for Wetland A; the impacts to Wetland B are relatively small; and a retaining wall is proposed adjacent to Wetland B to limit further impacts) and has indicated that the plans as proposed are satisfactory.
3. The current proposal while increasing overall wetland impacts does reduce the overall impacts to the associated natural features setbacks (slightly less than 100 linear feet) as originally approved during preliminary condominium review.

Conditions

1. City Council approval of the Wetland Use Permit.
2. That the applicant receives an EGLE Part 303 Permit prior to issuance of a Land Improvement Permit.
3. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
4. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible, and the applicant must implement best management practices, prior to final approval by staff.
5. The applicant shall abide by all conditions and recommendations as outlined in ASTI's review letter of September 9, 2025.