



Rochester Hills

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2024-0462

File ID: 2024-0462

Type: Project

Status: To Council

Version: 2

Reference: 2024-0462

Controlling Body: Planning Commission

File Created Date : 10/02/2024

File Name: Auburn Angara Oaks prelim site condo

Final Action:

Title label: Request for Preliminary Site Condominium Approval for the Auburn Angara Oaks Condominium development, a proposed development with 9 single family detached residences, 6 multi-unit condominium buildings and related amenities on approximately 9.7 acres of land located at 2469 & 2489 W. Auburn Rd., 3045 Angara Dr., 3050 Harvey St., and Parcel No. 15-32-201-004, located on the south side of W. Auburn Rd. and west of Crooks Rd., zoned R-4 One Family Residential and a portion of the land has the FB Flex Business Overlay, Bruce Michael Auburn Angara Oaks, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: Draft PC Minutes 101524.pdf, Staff Report 101524.pdf, Reviewed Plans Pt. 1.pdf, Reviewed Plans Pt. 2.pdf, Reviewed Plans Pt. 3 and Wetland Reports.pdf, Applicant's response table.pdf, Rochester Housing Solutions presentation.pdf, Development application.pdf, Environmental Impact Statement 081424.pdf, Notice of Intent to Establish Condo Project 031224.pdf, Neighbor meeting information.pdf, WRC letter 121322.pdf, MDOT email 092123.pdf, Sewer easements.pdf, Public comment received 101024 and later.pdf, Public comment received up to 100924.pdf, Public hearing notice.pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/15/2024	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2024-0462

Title

Request for Preliminary Site Condominium Approval for the Auburn Angara Oaks Condominium development, a proposed development with 9 single family detached residences,

6 multi-unit condominium buildings and related amenities on approximately 9.7 acres of land located at 2469 & 2489 W. Auburn Rd., 3045 Angara Dr., 3050 Harvey St., and Parcel No. 15-32-201-004, located on the south side of W. Auburn Rd. and west of Crooks Rd., zoned R-4 One Family Residential and a portion of the land has the FB Flex Business Overlay, Bruce Michael Auburn Angara Oaks, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for Auburn Angara Oaks, based on plans received by the Planning Department on September 9, 2024, 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 preliminary 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 final site condominium approval.
2. Provide a landscape bond in the amount of \$170,410, plus the cost of inspection fees as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.