

From: Sara Roediger <roedigers@rochesterhills.org>
Date: Mon, Nov 11, 2024 at 12:03 PM
Subject: Re: Auburn Angara Oaks questions
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Please see our answers below in blue.



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1. Will this development be bound by the same deed restrictions as Walton Oaks, especially regarding the IDD homes and no one but IDD can live in them? Those will be the requirements at a minimum for the single-family units that will be dedicated for IDD residents, so those will be just like Walton Oaks. The multiple family units are slightly different in that those are designed truly as multi family units. But it is our understanding those units in the multi family buildings designed for IDD residents will be dedicated for IDD use. Will it have an HOA that approves all IDD residents? It is anticipated that when the Master Deed, Bylaws and restrictions is submitted should the project move forward, the structure would be the same in regards to the HOA creating a IDD vetting process. And all the same legal requirements are in place? Deed restrictions, etc? The ppt slides are 2 years old and I want to confirm the same restrictions as Walton Oaks applies to Auburn Angara Oaks. As noted above, when the Master Deed, Bylaws and restrictions come forward it is anticipated the structure will be the same.
2. How are IDD residents being cared for - is there a unit for caregivers? How are we avoiding the Group Home requirements? The units are not licensed as state licensed facilities or group homes. These are individuals who are able to live independently with some additional care.
3. Development density - why is there a density of this quantity allowed - 63+ units? Is this something we did not consider when looking at the recent zoning changes that someone owns adjoining property with different zoning? The front of the property, that includes multi family units and the townhouses are within the FB Flex Business District which does not have a

density maximum. Instead, it is dictated by building setback, height, and overall ability to provide parking for the development. The south portion of the development is consistent with the R-4 One Family Residential District.

4. How large are some of the other apartment complexes and PILOT apartments? Auburn Angara is not a PILOT development, a PILOT, if ever desired by the developer/owners would come before the City Council. Do we have other existing apartment complexes that are this large? Most multiple family developments located in the City are larger (include more units and are more dense) than what Auburn Angara Oaks is proposing. There are numerous developments that include dwelling unit totals ranging from over 100 to 500+ units. A few examples include River Oaks with 424 units at over 19 units per acre and Northridge with 531 units which is almost 10 units per acre. As for the PILOT apartments in the City, Danish Village is 150 units at almost 19 units per acre, Cliffview with 126 units is almost 10 units per acre, Avon Towers is 125 units at over 30 units per acre, and Waltonwood is 41 units at 11 units per acre. With the 63 units proposed, the density of the Angara Oaks development is approximately 4 units per acre and is significantly less dense than most multiple family developments in the city.

5. Wetlands - Council was very concerned about South Oaks due to flooding and connection to the Rouge River. This seems very similar. Does this property experience a similar situation? And how are basement parking going to avoid flooding? Will any of the homes have basements? Is this an area that might be considered part of a flood plain? I am very concerned that we are filling in wetlands and putting non-porous materials that could further impact flooding. The manner in which the site has been preliminarily designed in relation to the topography of the site does not fully submerge the underground parking, rather the parking will be "cut" into the hill and the houses will be constructed upwards from there. Therefore, the underground parking/basement should not be in a position to receive flooding or excessive water runoff. This site is not shown on the floodplain maps, whereas the South Oaks site did have regulated floodplain onsite and had the Lueders drain to the east, which is also a floodplain.

6. Elevators - will there be elevators from the basement parking to the units? The floor plans do show an elevator for each of the multiple family buildings. The 5 rowhouses and the single family residences do not. Would the IDD residents need elevators to access their home? The residents will have a wide array of abilities/needs, so it would be on a case by case basis. If no elevators are planned, why is that allowed? As noted, they will be provided in the multiple family buildings.

7. Emergency access - does the street configuration allow sufficient space for fire and emergency vehicles? I believe Walton Oaks had to reconfigure the streets to allow for our fire trucks. The site plan has gone through 8 administrative reviews that include the Fire Department who has now recommended approval of these plans.

8. Farm stand - is this only for residents? Or can the public also patronize the vendors? Is there sufficient parking for non-residents to use it? Yes, it is our understanding that the farm stand will be open to the public, which is permitted as a part of the FB District. At the Planning Commission meeting, the applicant indicated they are in discussions with Dutton Farms to see if a partnership can be created. The size of the farm stand is very limited, and the retail portion is less than 400 square feet which would only require one parking space. Five parking spaces are provided adjacent to the farm stand and also some on street parking spaces in that general areas as well which should be more than enough to cover the need for the farmstand.

9. Impact to neighbors - with the wetlands being filled and the development, what is the impact to the neighbors? Will this cause flooding into their homes/neighborhood? Who is responsible for correcting any flooding that does happen as a result of this new development? As noted with the Fire Department comment above, the site plan has gone through eight administrative reviews, including preliminary engineering review and wetlands reviews. The stormwater is designed to be collected and sent to the stormwater pond near the southwest end of the site. From there, the stormwater pond will discharge at a regulated rate into the southernmost wetland and then continue to travel further south offsite into the overall wetland system. Once developed pursuant to the proposed plans, the stormwater runoff should be no greater than has historically occurred (a requirement of city ordinance), and should improve existing conditions in the area as the site is currently sheet draining to the properties to the east.

10. RHS and TOC relationship - the included ppt file indicates several items - the relationship of staff to IDD residents and where they are housed - will they be onsite? The slides also show South Oaks being developed. Is this still in the plans? The developer has indicated that South Oaks is no longer being actively pursued. As far as we are aware the property is still available.

11. Traffic - with the number of IDD residents, is there sufficient parking if each resident has a different support person? How does this impact the traffic? There are 99 parking spaces for the 48 multiple family units, which is more than is required by ordinance. Recognizing that some of the IDD residents will likely not drive, there should be more than enough parking spaces for both residents and support people. The same is true for impacts to traffic, it should be similar, if not less than traditional residential.

12. HOA membership and voting - how will membership on the HOA be decided? The number representing IDD and standard homes? These issues will be addressed as a part of the Master Deed, Bylaws and restrictions. Will the standard homeowners be able to vote to change IDD restrictions? The same issues arose during the Walton Oaks project. There is a deed restriction that cannot be amended that will be included as a part of the master deed/bylaw documents.

13. Rochester Housing Solutions - is this a non-profit or for-profit organization? [They are a nonprofit organization based on their website and description.](#) They seem to have a role in the management of the development and could be profiting from the development. [It is our understanding that RHS is a nonprofit formed around the families that are seeking out this type of housing opportunity.](#)

Theresa Mungoli