

GRANDVIEW CONDOMINIUM

PRELIMINARY CONDOMINIUM - PSP2023-0010,

TREE REMOVAL PERMIT - PTP2025-0013,

WETLAND USE PERMIT - PWEP2025-0005,

NATURAL FEATURES SETBACK MODIFICATION - PNFSM2025-0005

1548 W. AUBURN ROAD

CITY OF ROCHESTER HILLS

PLANNING COMMISSION

JANUARY 13, 2026



GRANDVIEW PRELIMINARY CONDOMINIUM

PSP2023-0010, PWEP2025-0005, PNFSM2025-0005, PTP2025-0013

Location

- 1548 W. Auburn Rd.,
Parcel No. 15-28-300-
059, located on the
north side of Auburn
between Crooks and
Livernois, zoned R-4
One Family Residential
with the MR Mixed
Residential Overlay
(Project No. J2023-
0022).

Request

- Preliminary
Condominium Plan
- Wetlands Use Permit
- Tree Removal Permit
- Natural Features
Setback Modification



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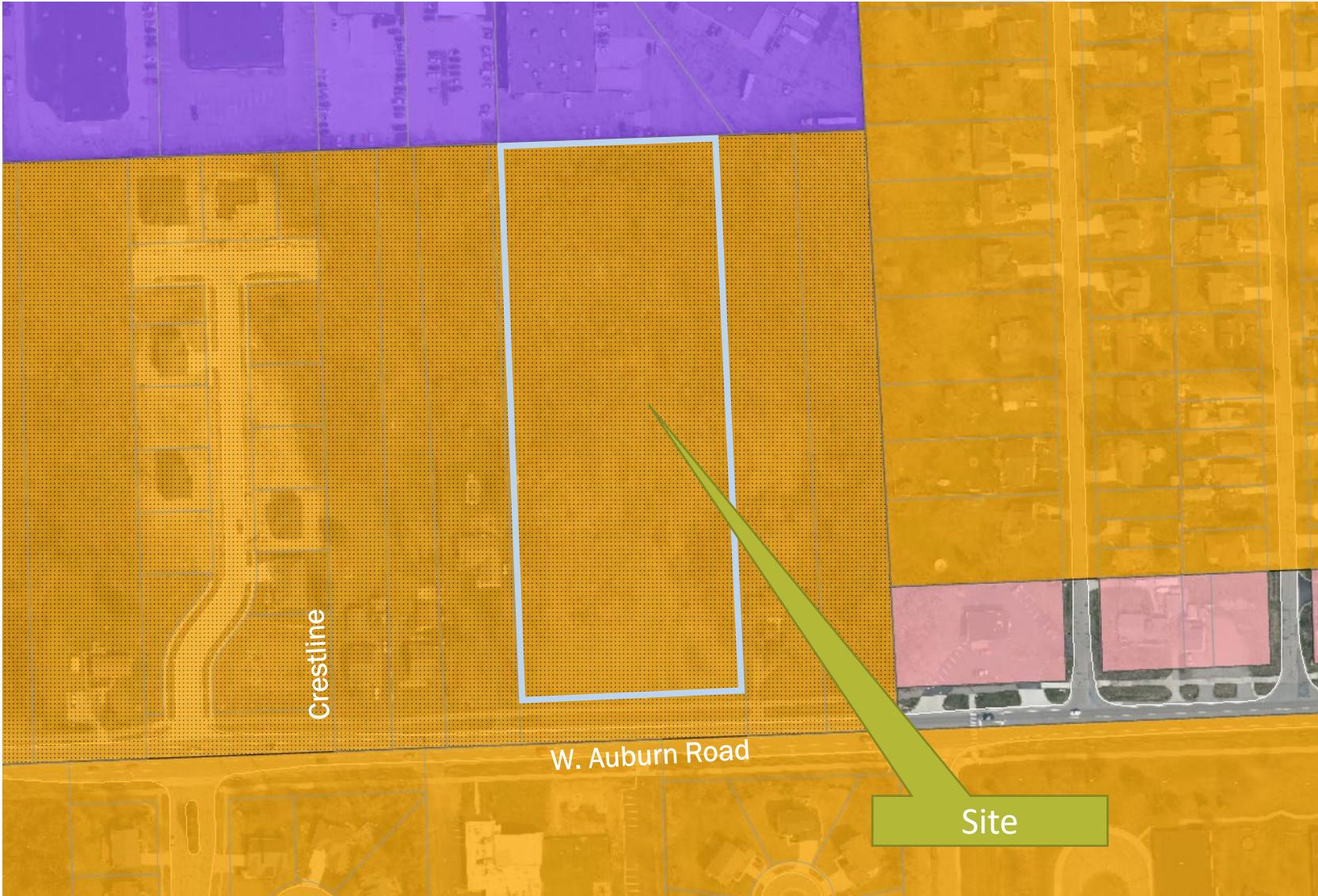
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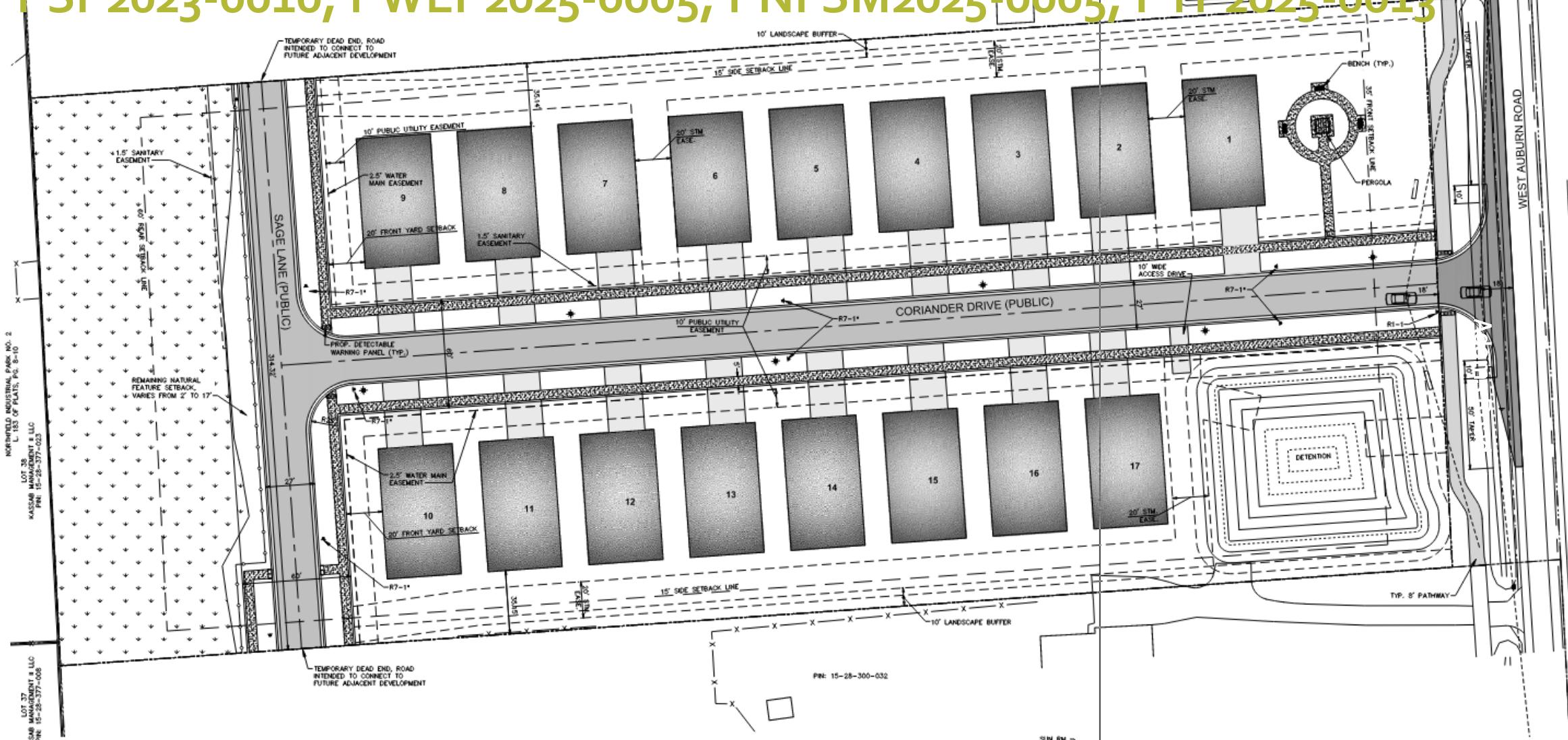
PSP2023-0010, PWEP2025-0005, PNFSM2025-0005, PTP2025-0013



- 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

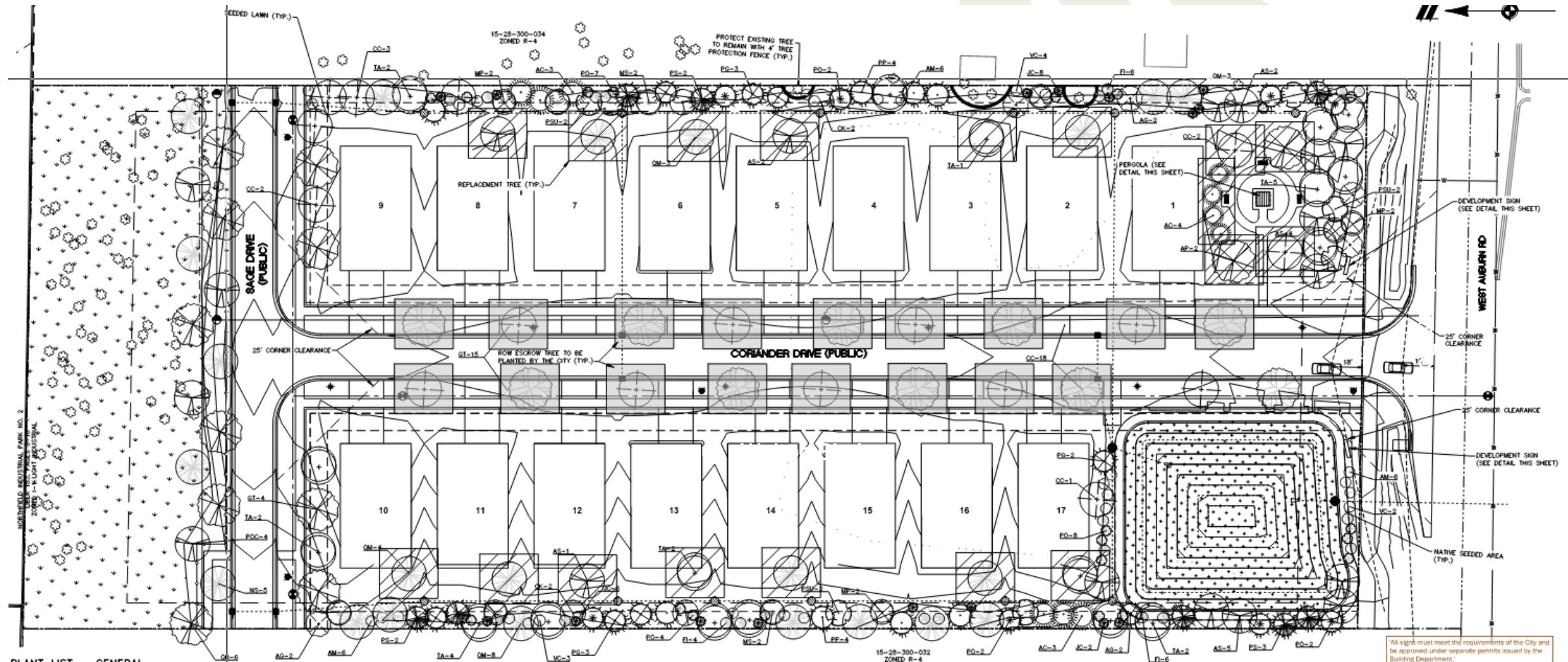
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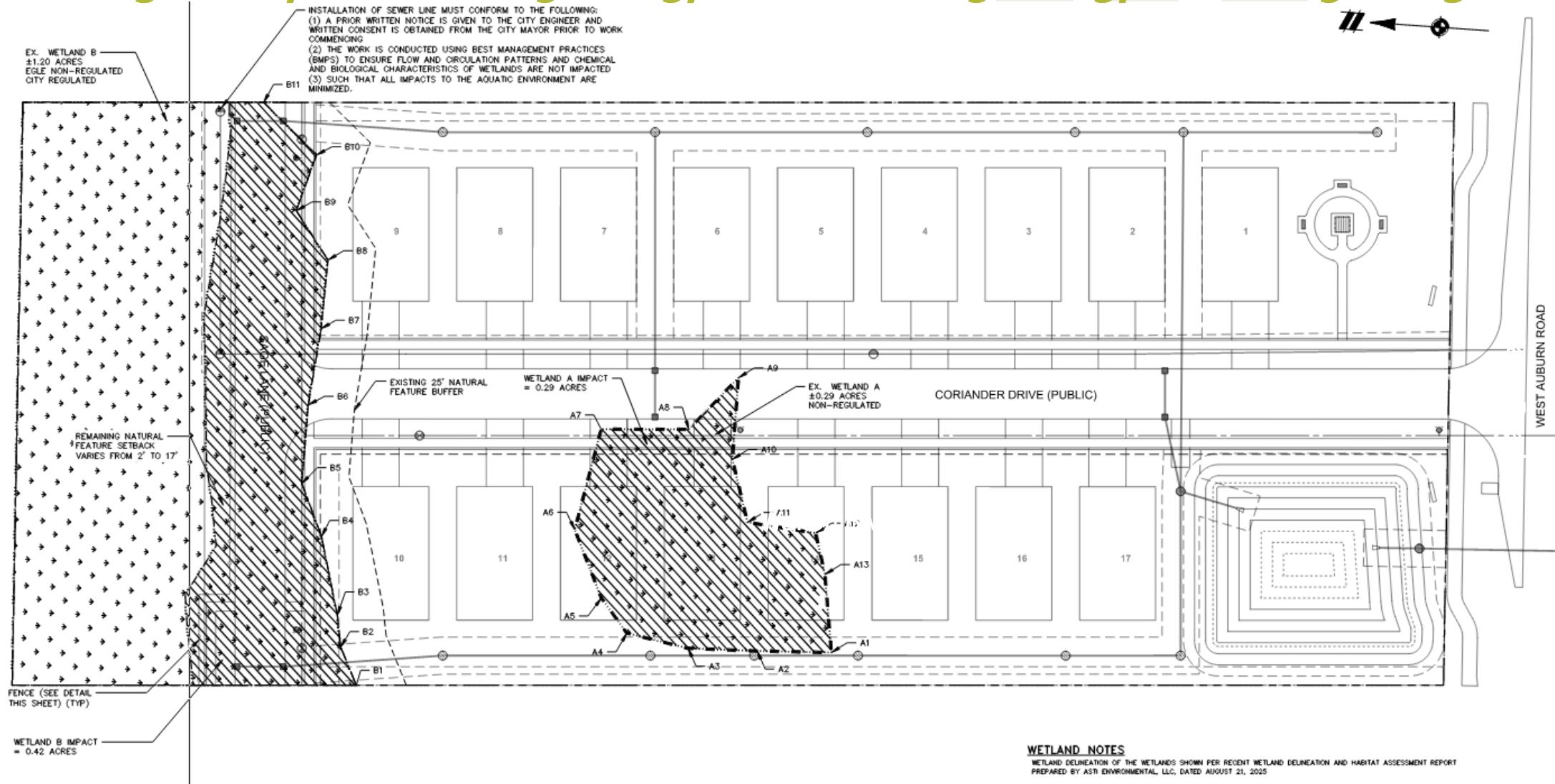
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Abbeyville - Exterior 31



Abbeyville - Exterior 32



Bedrock - Exterior HR2J



Bedrock - Exterior HR2K



Abbeyville - Exterior 33



Abbeyville - Exterior HR2U



Bedrock - Exterior HR3M



Bedrock - Exterior LC2G



Abbeyville - Exterior NC2L



Abbeyville - Exterior NC2S



Bedrock - Exterior LC2N



Bedrock - Exterior HR2T

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- Request

- Wetland permit, natural features setback modification and tree removal permit

- Wetland Permit:

- Wetland Area: 18,267 sq. ft. of permanent impact to City regulated wetland.
 - One additional wetland area is shown onsite that is not City regulated.
 - Wetland area onsite is a medium quality wetland and medium valuable natural resource.

- Natural Features Setback Modification:

- Natural Features Area: 336 linear feet of permanent impact.
 - Natural features area is considered to be of a medium quality

- Tree Removal Permit:

- Regulated Trees Onsite: 220 trees (8 specimen)
 - Regulated Trees to be Saved: 83 trees
 - Regulated trees to be saved 30
 - Specimen trees to be saved 6
 - Regulated Trees to be Removed: 137 trees
 - Specimen Trees to be Removed: 2 trees (38" caliper inches)
 - Replacement Trees Required: 139 replacement trees
 - Replacement Trees Proposed: 21 planted onsite, 118 trees into the City's tree fund.