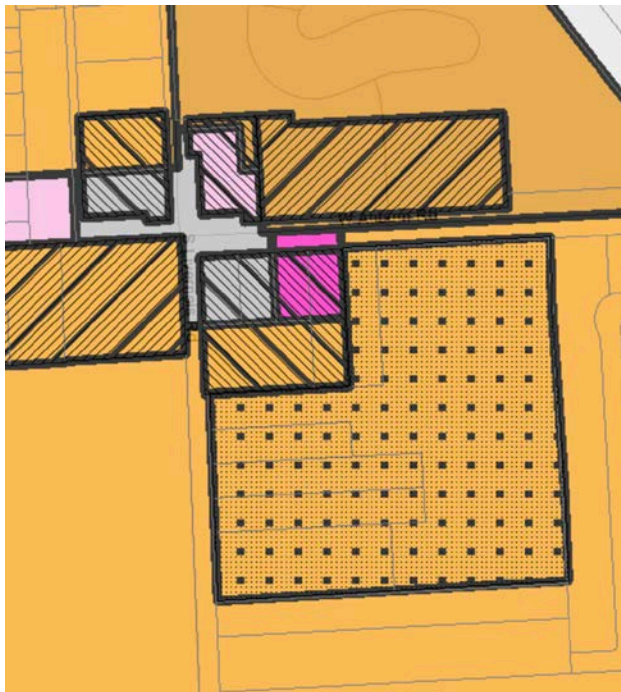




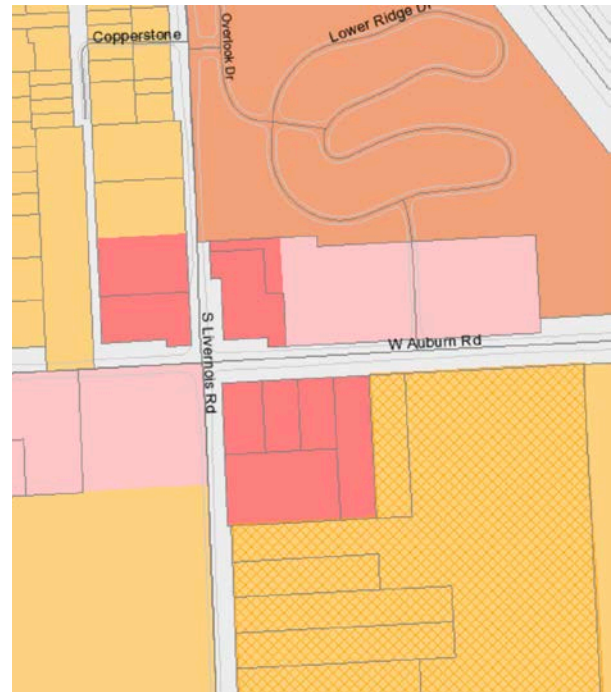
Planning and Economic Development
 Sara Roediger, AICP, Director

From: Kristen Kapelanski
 To: Planning Commission
 Date: April 13, 2018
 Re: PUD/Mixed Use Auburn & Livernois Discussion

The City was recently approached about the development of approximately 6 acres on the northeast corner of Auburn and Livernois. The site is zoned RM,1 Multiple Family Residential and B-1 Local Business with the Flex Business 1 and 2 Overlays. The potential applicant would like to construct 120 apartments with 20,500 square feet of ground floor retail, which could not be accommodated with the current zoning. In order to accommodate this proposal, the applicant is exploring the possibility of a PUD development. The applicant has not submitted formal plans to the City staff for review and is only looking obtain initial feedback from the Planning Commission on the potential for such a project and the next steps moving forward. Additional information and an optional site layout is attached.



Zoning Map



Future Land Use Map

- R-4 One-Family Residential
- B-2 General Business
- B-3 Shopping Center Business
- B-5 Automotive Service Business
- FB-2 Flex Business Overlay
- FB-1 Flex Business Overlay
- MR Mixed Residential Overlay
- RM-1 Multiple-Family Residential

- Business/Flexible Use 2
- Mixed Residential Overlay
- Multiple Family
- Business/Flexible Use 1
- Residential 4