



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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Legislative File No: 2025-0433 V2

**TO:** Mayor and City Council Members

**FROM:** Chris McLeod, Planning Manager, ext. 2572

**DATE:** October 9, 2025

**SUBJECT:** Request for Final One-Family Site Condominium Plan Approval for Auburn Angara Oaks Site Condominiums, PFSC2025-0001, Bruce Michael, Applicant

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**REQUEST:**

Approval of the Final One-Family Site Condominium Plan for Auburn Angara Oaks Site Condominium, a 63-unit, multiple and one-family site condominium development on approximately 9 acres of land, located on the south side of Auburn Road, west of Crooks. The site is zoned R-4 One Family Residential; however, the front (northern) 425 feet of the site also includes the FB Flex Business District. The front portion of the site is being developed pursuant to the FB District regulations.

**BACKGROUND:**

The applicant has been working through the administrative engineering review process over the last year since receiving Preliminary Site Condominium Plan Approval at the November 11, 2024 meeting. The development consists of 1 row house building, 5 multiple family buildings and 9 single family homes. The row house building and multiple family buildings will be on a singular parcel while the single-family homes will be on individual site condominium units. The applicant has submitted the required Master Deed for the project and that is currently being reviewed by City Staff and the City's legal counsel. In addition, engineering plans are nearing completion and all necessary construction permits from agencies outside of the City have also been submitted for approval.

A number of these multiple and single-family homes are intended to be sold to home owners that have Intellectual and Developmental Disabilities (IDD). The multiple family buildings will be a mixture of neurotypical residents as well as IDD residents. Each one of the single family homes will be sold to up to 4 individuals, living together as a "family unit" and each individual will own a portion of the home, including their bedroom and bathroom, but will share common areas within the home such as general living rooms and the kitchen. The remainder of the single-family homes will be sold as more traditional ownership.

The overall development will be serviced by Angara Dr., Angara Ct., and Harvey St., which will be private roadways. The development will also include significant open space areas that include the regulated wetlands that are onsite. A separate request for an amended Wetlands Use Permit is before City Council for consideration.

The Planning Commission, at their October 7, 2025 meeting, recommended approval of the Final One Family Site Condominium Plan (site plan) with conditions in the attached Resolution and recommended approval of an amendment to the previously approved wetland use permit. The Planning Commission also approved an amendment for a reduction in the overall Natural Features Setback Modification that was also previously granted. At the meeting, a number of members of the public spoke regarding the need for this type of development and housing. There were also comments relative to standing water on the overall site and wanting to ensure the plans met all requirements. The minutes from the meeting are included in the agenda packet.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of the Final One Family Site Condominium Plan for Auburn Angara Oaks Site Condominium, City File PFSC2025-0001, on approximately 9 acres of land located on the south side of Auburn Road, west of Crooks Road.

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| APPROVALS:          | SIGNATURE | DATE |
|---------------------|-----------|------|
| Department Review   |           |      |
| Department Director |           |      |
| Mayor               |           |      |
| Deputy Clerk        |           |      |

Contract Reviewed by City Attorney      ☐ Yes      ☒ N/A