



Rochester Hills

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Master

File Number: 2025-0433

File ID: 2025-0433

Type: Project

Status: To Council

Version: 2

Reference: 2025-0433

Controlling Body: City Council
Regular Meeting

File Created Date : 09/30/2025

File Name: Final site condo Angara Oaks

Final Action:

Title label: Request for Final Site Condominium Approval for Auburn Angara Oaks Condominiums, including nine (9) single family detached residences, six (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., Parcel Nos. 15-32-201-001, -002, -003, -004, and -006, 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: 102025 Agenda Summary.pdf, Staff Report 100125.pdf, Reviewed Plans Pt. 1.pdf, Reviewed Plans Pt. 2.pdf, Reviewed Plans Pt. 3.pdf, Draft Master Deed & Bylaws 092525 (not approved).pdf, Summary of Changes From Preliminary 081425.pdf, Changes After First Review of Final Condo.pdf, ASTI Review 090925.pdf, City Attorney Comments - Master Deed & Bylaws 072325.pdf, WRC Letter 072525.pdf, Environmental Impact Statement.pdf, Development Application.pdf, Public Meeting Notice.pdf, Email to Previous Public Commenters 092925.pdf, Public Comment 100625.pdf, Public Comment 100125.pdf, Draft PC Minutes 100725.pdf, CC Minutes 111124.pdf, PC Minutes 101524.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	10/07/2025	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2025-0433

Title

Request for Final Site Condominium Approval for Auburn Angara Oaks Condominiums, including nine (9) single family detached residences, six (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., Parcel Nos. 15-32-201-001, -002, -003, -004, and -006, 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 recommends approval of the Final Site Condominium Plan for Auburn Angara Oaks Condominiums, based on plans received by the Planning Department on August 20, 2025, 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 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 a Land Improvement Permit being granted.
2. That all applicable outside agency permits being obtained, including those for water, sewer, storm drainage, roadway, wetlands (EGLE), etc.
3. That a master deed acceptable to the City be provided for review and approval.
4. Provide a landscape bond in the amount of \$171,745, plus the cost of inspection fees as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.