



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

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Legislative File No: 2024-0462 V2

**TO:** Mayor and City Council Members

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

**DATE:** October 30, 2024

**SUBJECT:** Request for Preliminary Site Condominium Plan Approval for Auburn Angara Oaks Site Condominiums, PSP2022-0031, Bruce Michael, Applicant

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**REQUEST:**

Approval of the Preliminary 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 Overlay 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 site plan review process over the last two years. The development consists of one (1) row house building, five (5) multiple family buildings and nine (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.

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 intended for a mixture of neuro typical 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 some regulated wetlands. A separate Wetlands Use Permit has been applied for and is also before City Council for consideration. Finally, to meet the FB District Overlay requirements, the site will include a designated gathering plaza as well as a farm stand/greenhouse for use by the residents within the development.

The Planning Commission recommended approval of the Preliminary Site Condominium Plan (site plan) with conditions in the attached Resolution, recommended approval of the wetland use permit and approved the Tree Removal Permit and the Natural Features Setback Modifications requested at their meeting of October 15, 2024. At the meeting, a number of neighbors and general residents had comments about the number of trees being removed and replanted onsite and the impacts to the wetlands and the overall drainage pattern in the area. Questions were also raised in regard to the site distances along Auburn Road for the proposed roadways. Additional public comment was in support

of the requests and noted the need for such a community. The minutes from the meeting are included in the agenda packet.

Should the City Council approve the Preliminary Site Condominium Plan, the applicant would then proceed with preparing the Engineering Construction documents, submitting the Final Site Condo Plans and obtaining all outside agency approvals and permits. The Master Deed and Exhibit B drawings, due with Final Site Condominium review, will need to be formally submitted. Once completed and approved, the matter will again be presented to the Planning Commission and City Council for Final approval.

**RECOMMENDATION:**

Staff and the Planning Commission recommend approval of the Preliminary Site Condominium Plan for Auburn Angara Oaks Site Condominium, City File PSP2022-0031, consisting of 9 single family residential units on approximately 9 acres located on the south side of Auburn Road, Crooks.

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

Contract Reviewed by City Attorney       Yes       N/A