



AUBURN ANGARA OAKS CONDOMINIUM

FINAL SITE CONDOMINIUM, WETLAND USE PERMIT (AMENDMENT), NATURAL FEATURES SETBACK MODIFICATION (AMENDMENT)

PWEP2024-0001/PNFSM2024-0001

2469 AND 2489 W. AUBURN, 3045 ANGARA, AND 3050 HARVEY STREET

CITY OF ROCHESTER HILLS
PLANNING COMMISSION
OCTOBER 7, 2025



AUBURN ANGARA OAKS CONDOMINIUM FINAL SITE CONDOMINIUM

- Site
 - Approx. 9 acres
 - South side of W. Auburn Road, West of Crooks Road
- Request
 - Final Site Condominium Plan (Site Plan)
 - Wetlands Permit (amendment)
 - Natural Features Setback Modification (amendment)

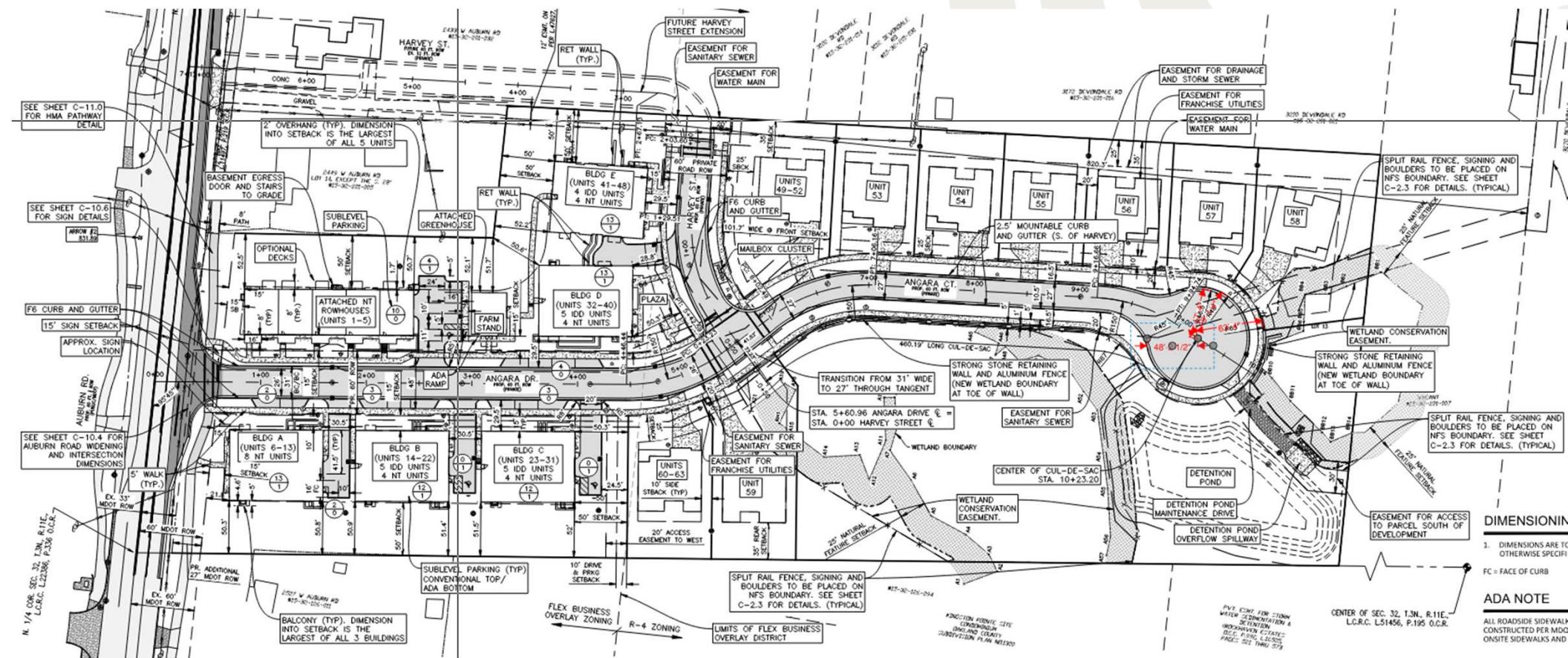


Looking
Northeast

AUBURN ANGARA OAKS SITE CONDOMINIUM ZONING

	Zoning	Existing Land Use	Future Land Use
Site	R-4 One Family Residential District with Flex Business Overlay (in part)	Single Family Residential Homes and Vacant Property	Residential Office Flex and Residential 4
North (across Auburn)	R-4 One Family Residential District	Single Family Residential Homes	Office
South	R-4 One Family Residential District	Single Family Residential Homes	Residential 4
East	R-4 One Family Residential District with Flex Business Overlay (in part)	Single Family Residential Homes	Residential Office Flex and Residential 4
West	R-4 One Family Residential District	Single Family Residential Homes and Dedicated Open Space	Residential 4 and Private Recreation/Open Space

AUBURN ANGARA OAKS SITE CONDOMINIUM OVERALL SITE PLAN

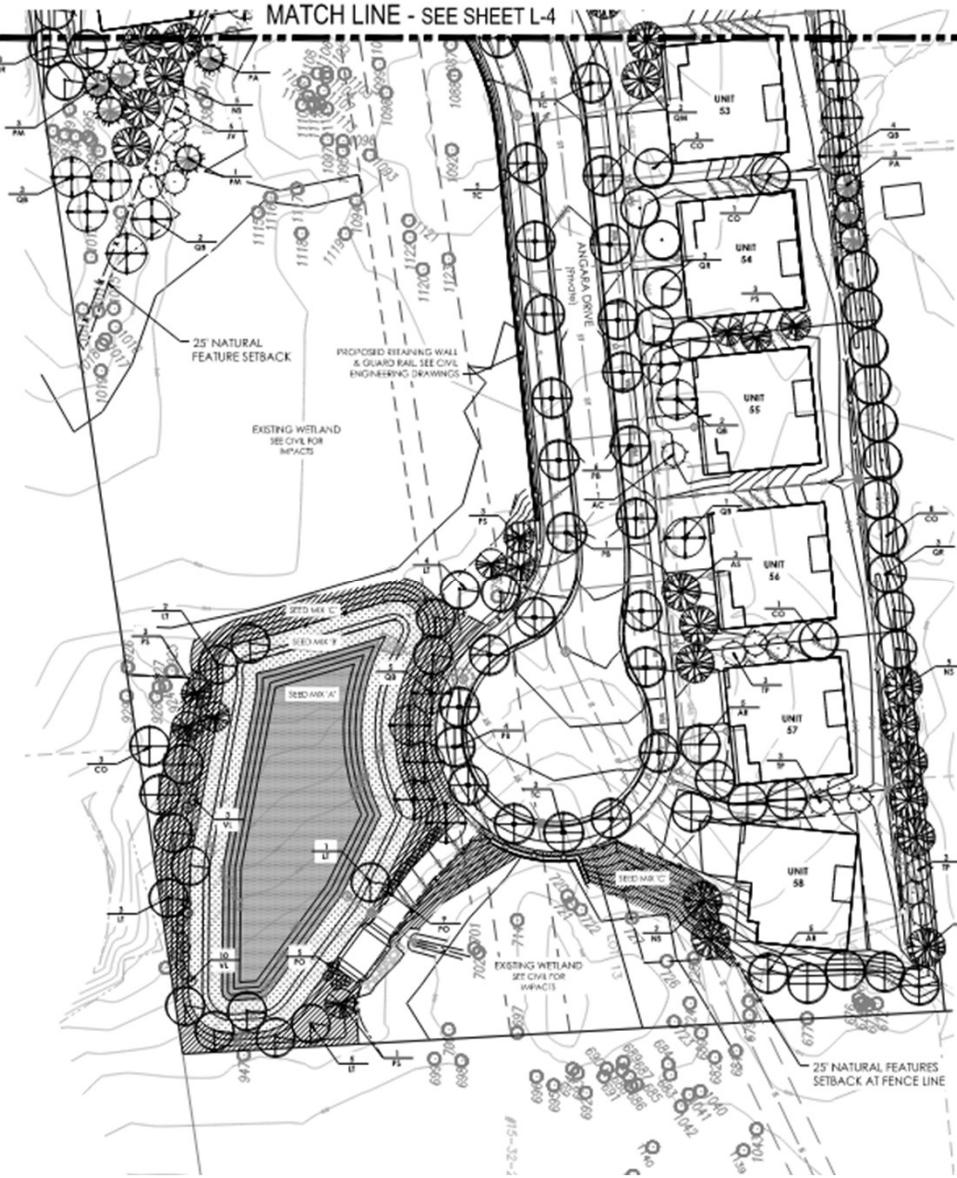


AUBURN ANGARA OAKS SITE CONDOMINIUM LANDSCAPE PLAN – NORTH PORTION (MF UNITS)



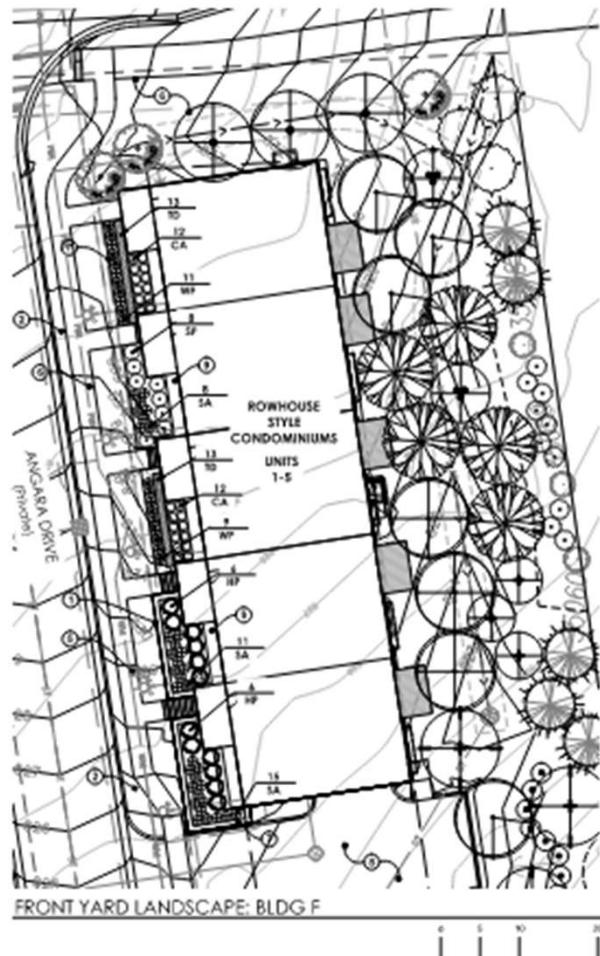
innovative by nature

AUBURN ANGARA OAKS SITE CONDOMIN LANDSCAPE PLAN – SOUTH PORTION (SF)



innovative *by* nature

AUBURN ANGARA OAKS SITE CONDOMINIUM LANDSCAPE PLAN - ROWHOUSE



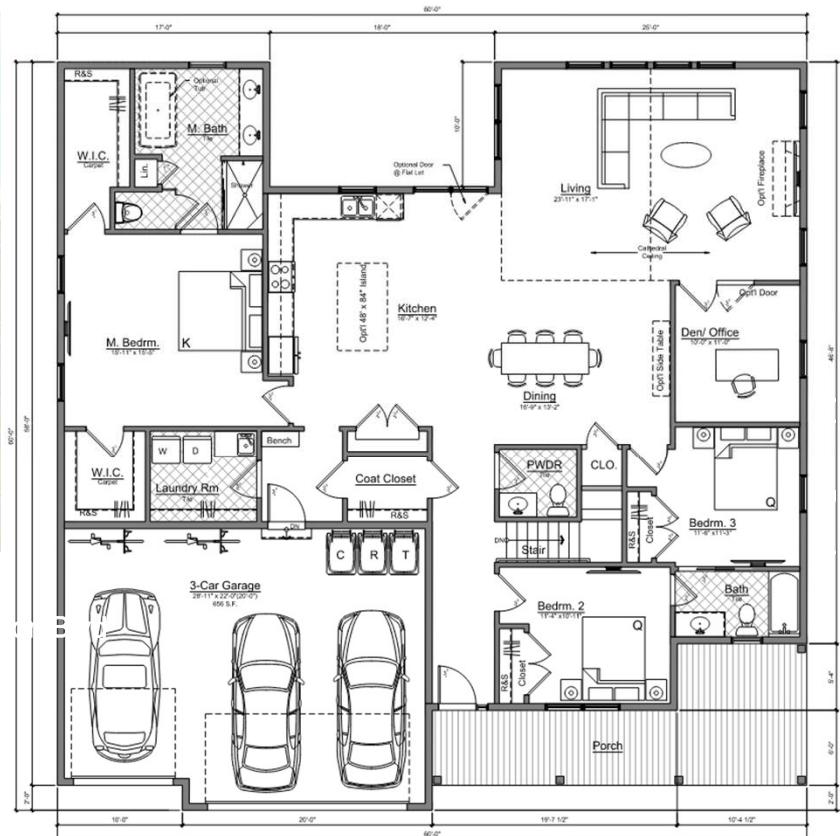
AUBURN ANGARA OAKS SITE CONDOMINIUM RENDERINGS & FLOOR PLANS – MULTI FAMILY



AUBURN ANGARA OAKS SITE CONDOMINIUM RENDERINGS & FLOOR PLANS – ROWHOUSE



AUBURN ANGARA OAKS SITE CONDOMINIUM RENDERINGS & FLOOR PLANS – SINGLE FAMILY



1 First Floor Plan - Michigan - 1-Story

A1.1 SCALE: 1/4" = 1'-0"



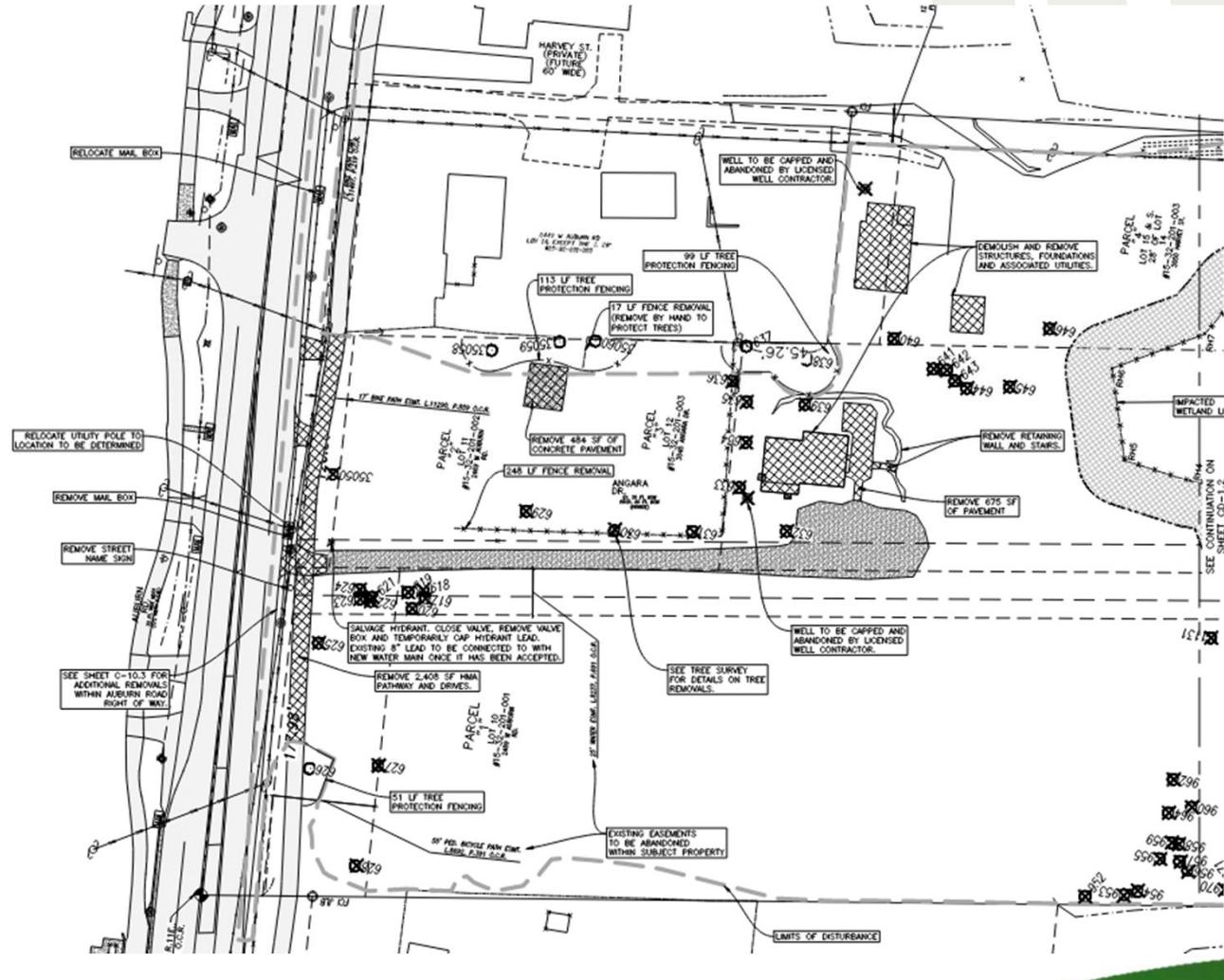
innovative *by* nature

AUBURN ANGARA OAKS SITE CONDOMINIUM

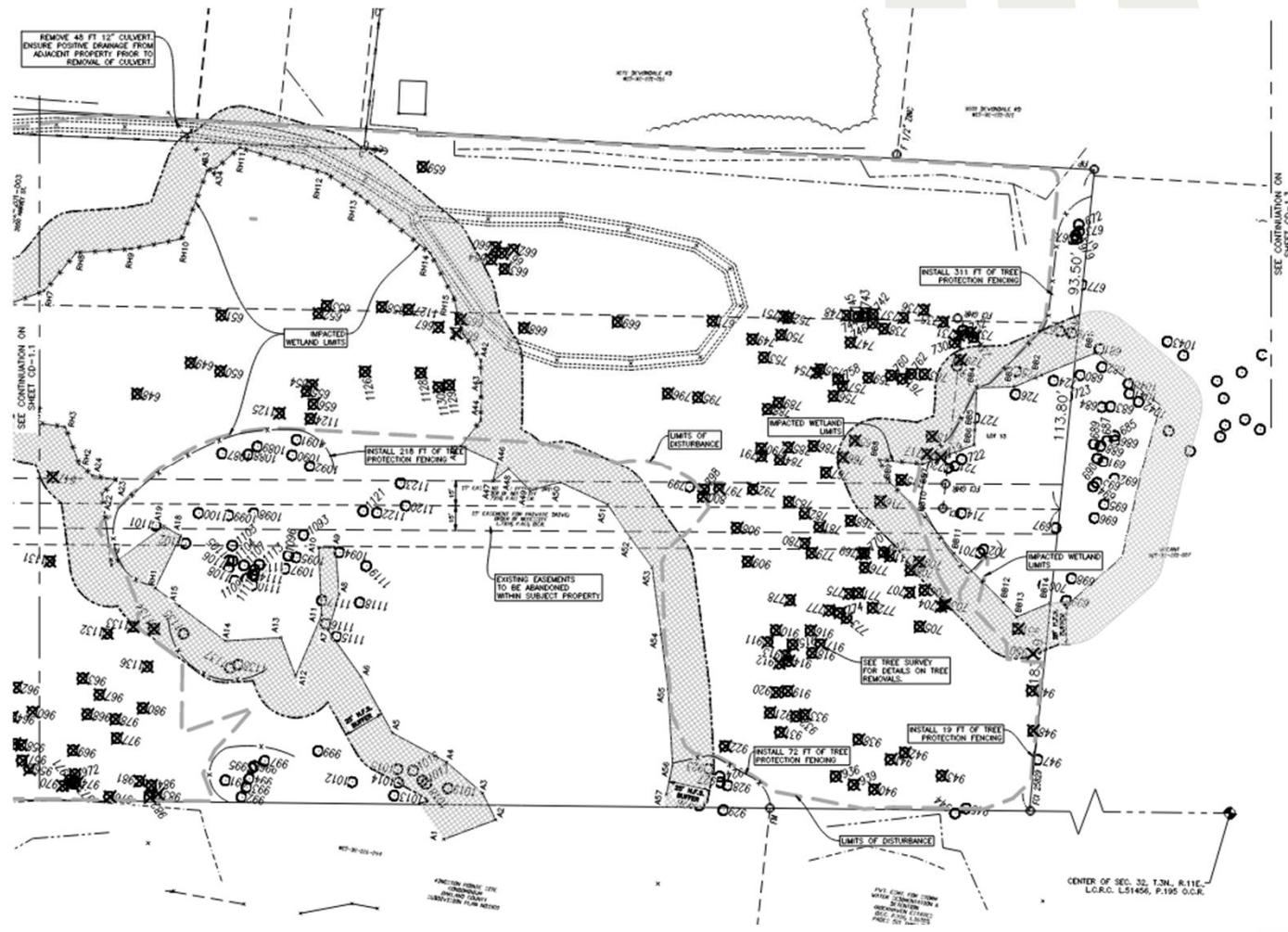
OVERALL SITE PLAN

- Request
 - Preliminary Site Condominium, wetland permit, natural features setback modification and tree removal permit
 - Multi Family:
 - These units are located in the FB Zoning District and being developed consistent with the FB District
 - Five (5) multiple family condominium buildings (45 units total)
 - 19 dedicated to IDD residents
 - One (1) rowhouse (5 units)
 - Parking primarily underbuilding (total of 99 parking spaces)
 - Farm stand building being provided as part of place of interest, other element is gathering space at street intersection (Angara and Harvey)
 - Landscape plan provides requires buffering (Buffer C) when the multiple family units abut single family
 - Single Family:
 - Nine (9) single family lots
 - 2 dedicated to IDD residents (up to 8 IDD residents total)
 - Parking consistent with single family homes

AUBURN ANGARA OAKS SITE CONDOMINIUM REMOVAL PLAN – NORTH PORTION



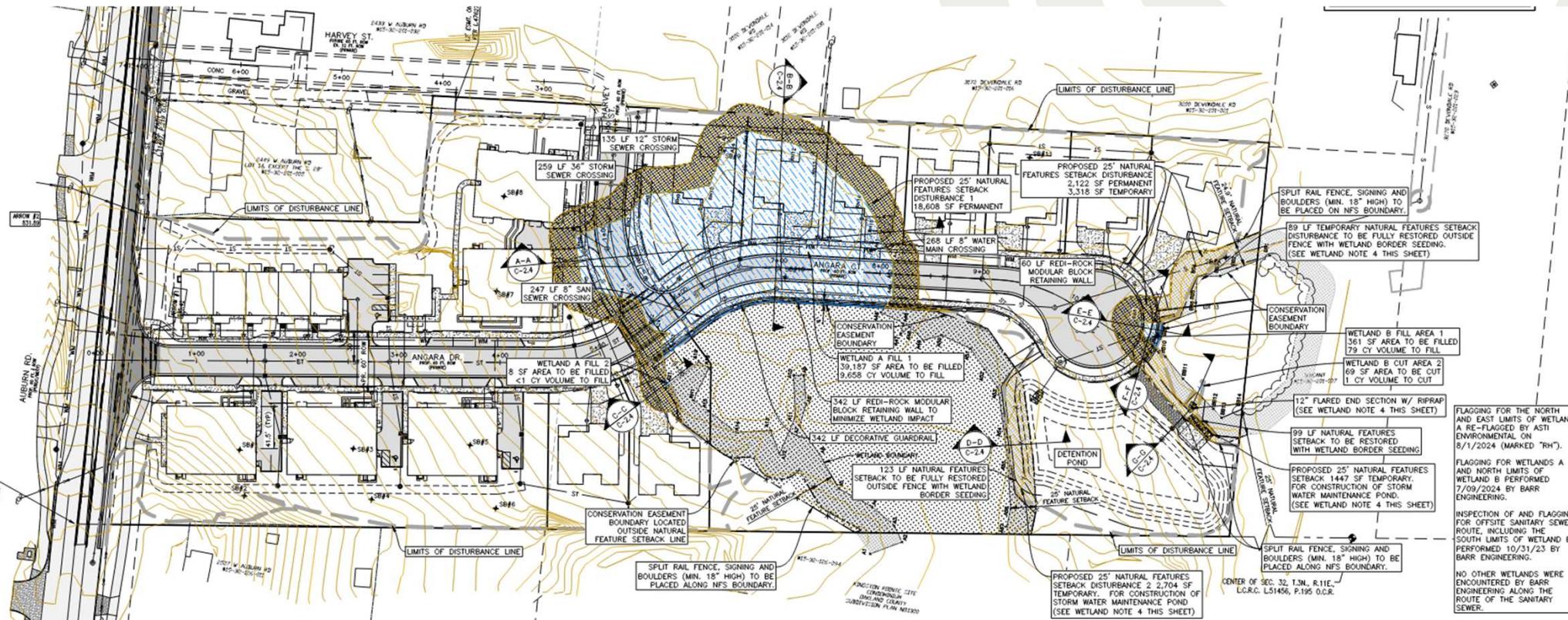
AUBURN ANGARA OAKS SITE CONDOMINIUM REMOVAL PLAN – SOUTH PORTION



AUBURN ANGARA OAKS SITE CONDOMINIUM WETLANDS – NATURAL FEATURES SETBACK PLAN – PRELIMINARY PLAN



AUBURN ANGARA OAKS SITE CONDOMINIUM WETLANDS – NATURAL FEATURES SETBACK PLAN – FINAL PLAN



AUBURN ANGARA OAKS SITE CONDOMINIUM WETLANDS – NATURAL FEATURES SETBACK PLAN

- Request

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

- Wetland Permit:

- Wetland Area A: 88,117 sq. ft. onsite
38,974 sq. ft. impacted
 - Wetland Area B: 9,367 sq. ft. onsite
430 sq. ft. impacted

- Natural Features Setback Modification:

- Wetland Area A: 18,775 sq. ft. impacted permanently
 - Wetland Area B: 2,122 sq. ft. impacted permanently

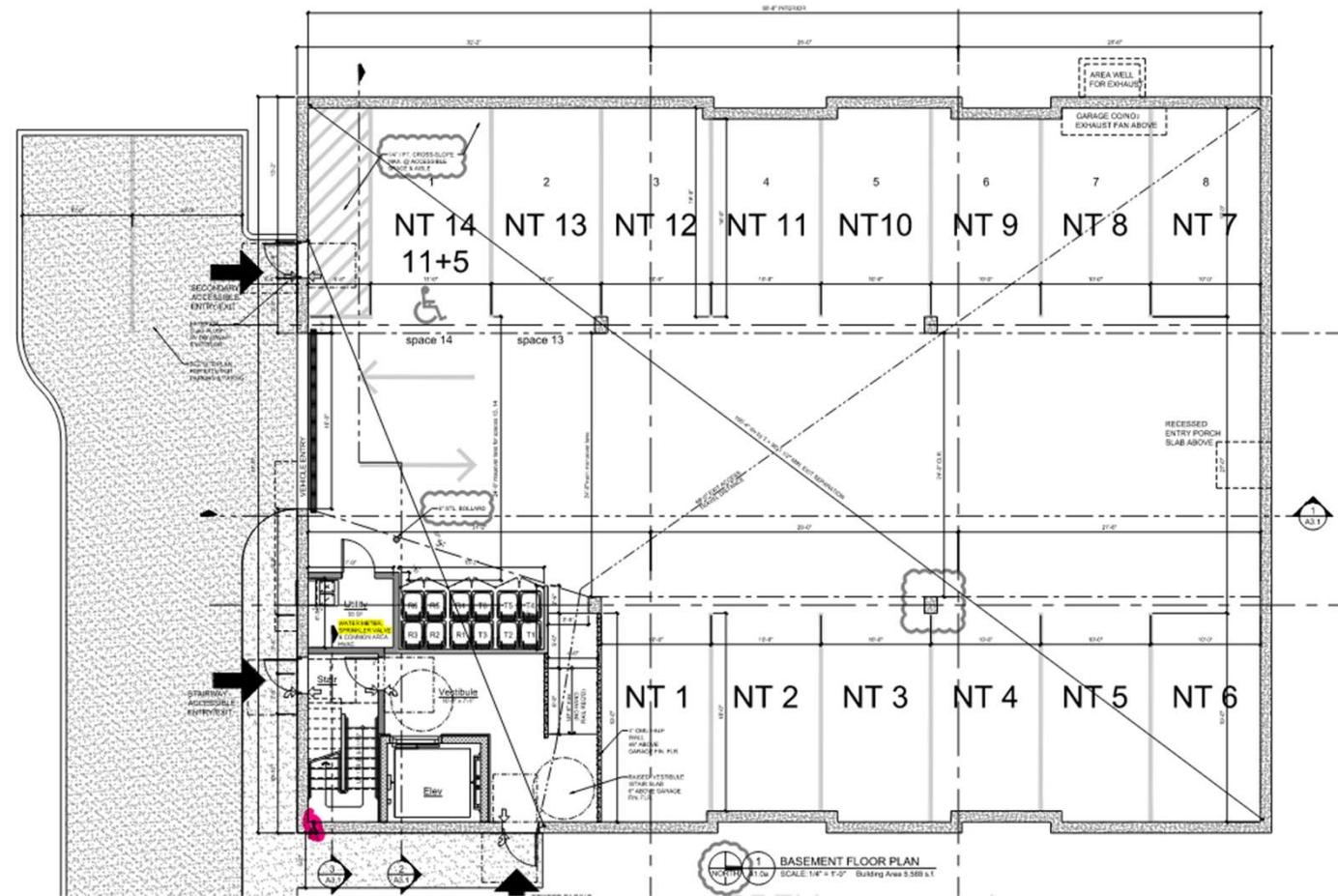
- Tree Removal Permit:

- Total trees onsite: 432 trees
 - Less trees in building envelopes and dead: 78 trees.
 - Regulated Trees Onsite: 354 trees
 - Trees to be saved: 145 trees (40.9%)
 - Regulated Trees to be Save: 52 trees
 - Regulated Trees to be Removed: 33 trees
 - Replacement Trees Required: 246 replacement trees, plus an additional 495" (total caliper inches)
 - Replacement Trees Proposed 129 replacement trees for regulated trees and 106 trees for specimen trees and pay the equivalent of 206 trees into the City's tree fund.

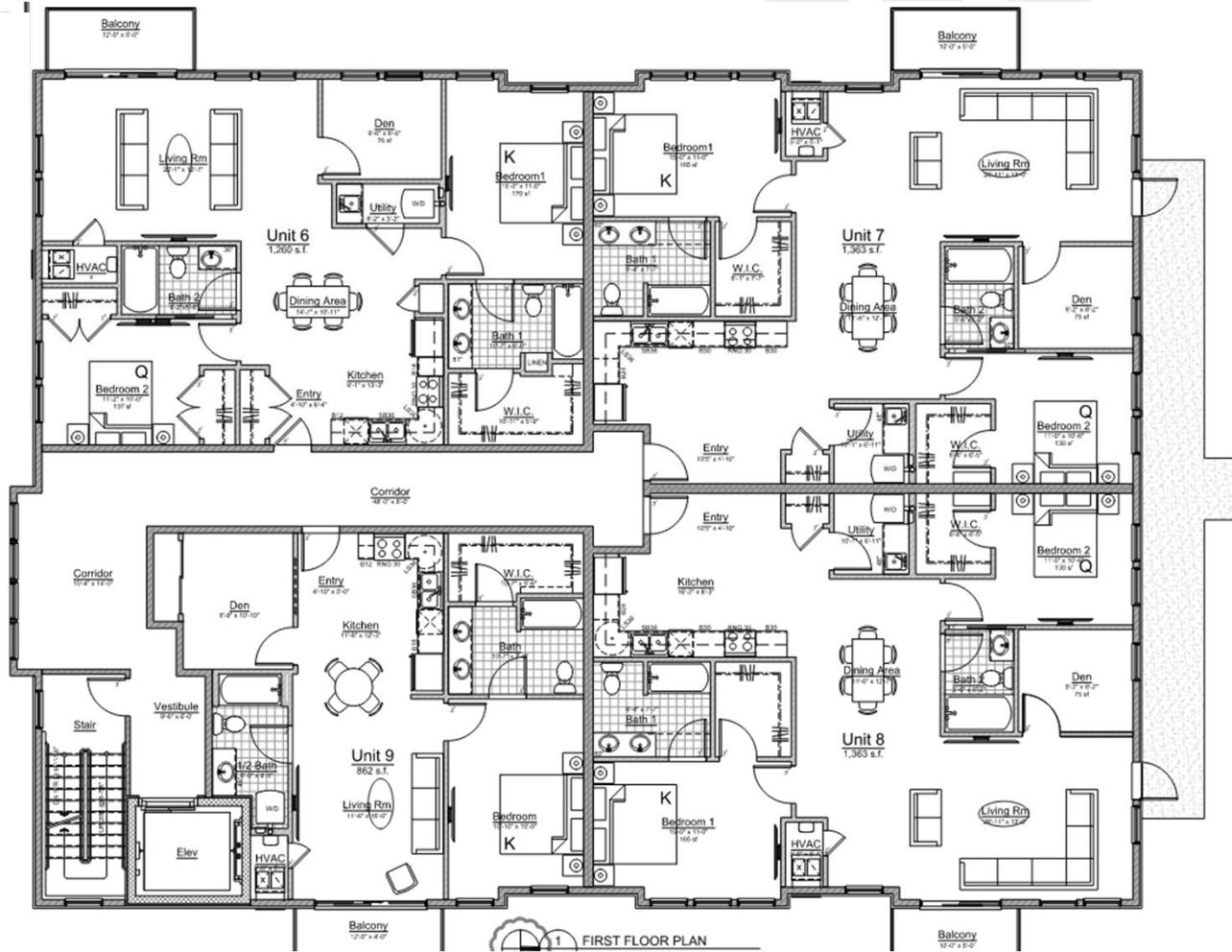
AUBURN ANGARA OAKS SITE CONDOMINIUM RENDERINGS & FLOOR PLANS – MULTI FAMILY



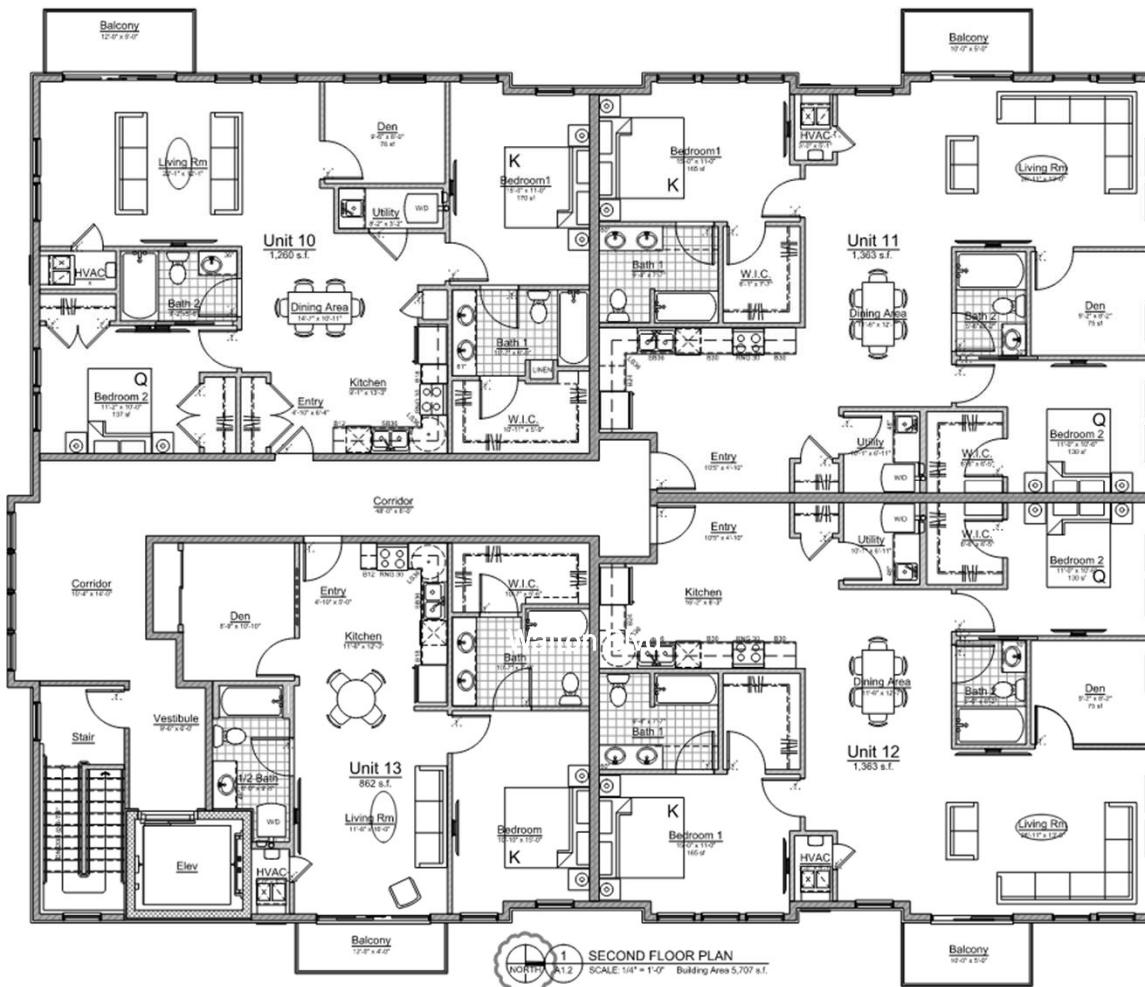
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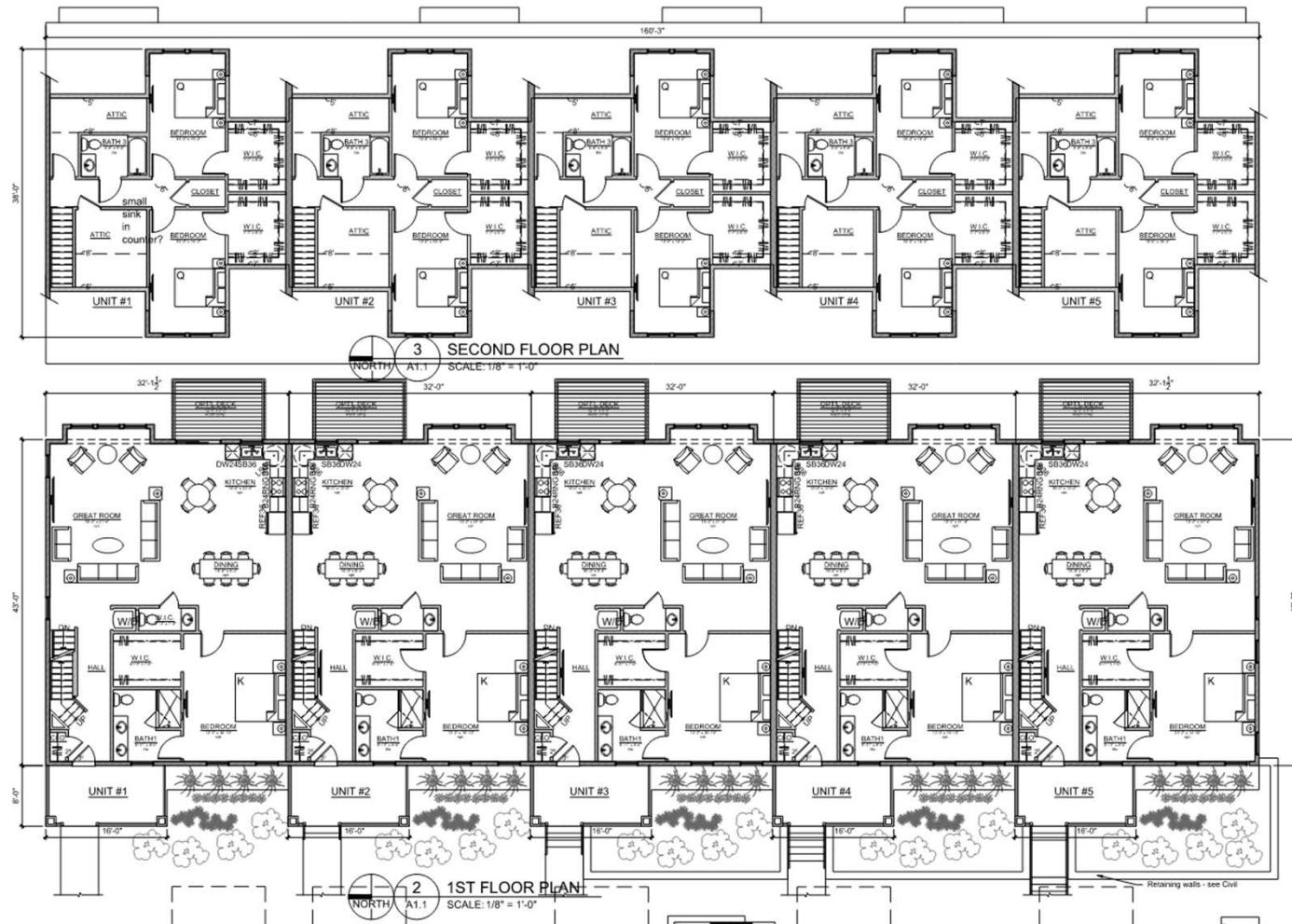
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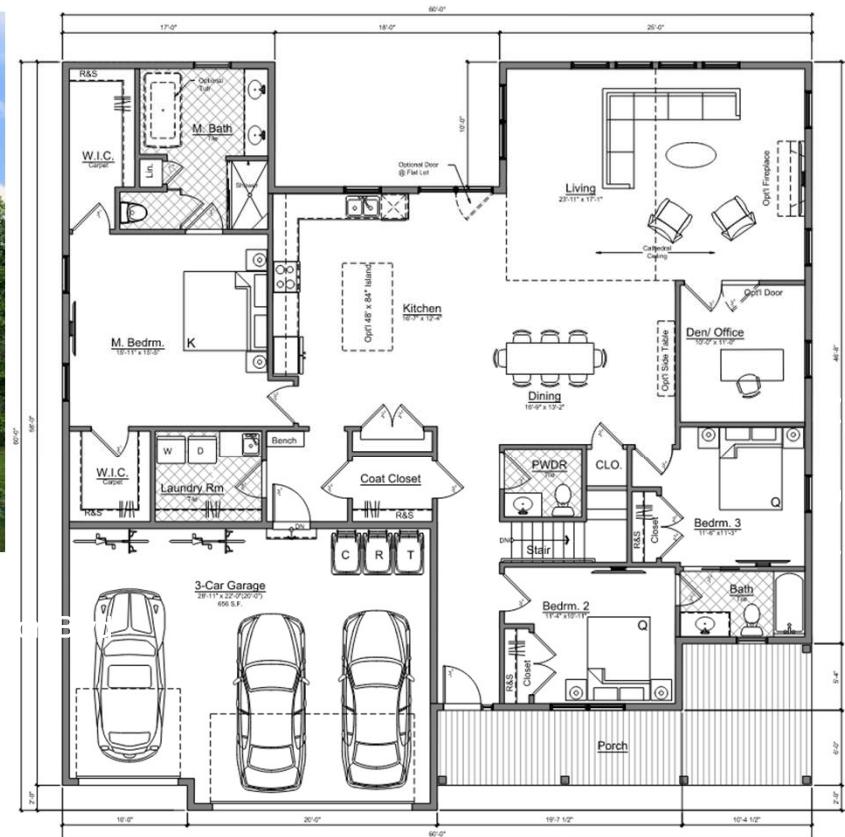
AUBURN ANGARA OAKS SITE CONDOMINIUM RENDERINGS & FLOOR PLANS – ROWHOUSE



AUBURN ANGARA OAKS SITE CONDOMINIUM RENDERINGS & FLOOR PLANS – ROWHOUSE



AUBURN ANGARA OAKS SITE CONDOMINIUM RENDERINGS & FLOOR PLANS – SINGLE FAMILY

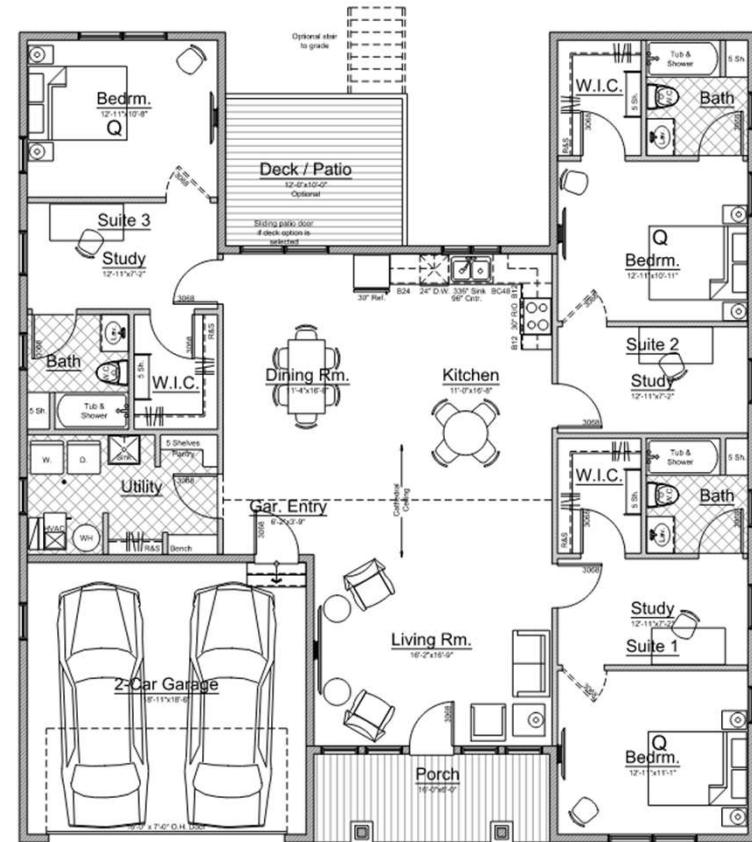


1 First Floor Plan - Michigan - 1-Story

A1.1 SCALE: 1/4" x 1'-0"

Gross: 2,449 S.F.

AUBURN ANGARA OAKS SITE CONDOMINIUM RENDERINGS & FLOOR PLANS – SINGLE FAMILY

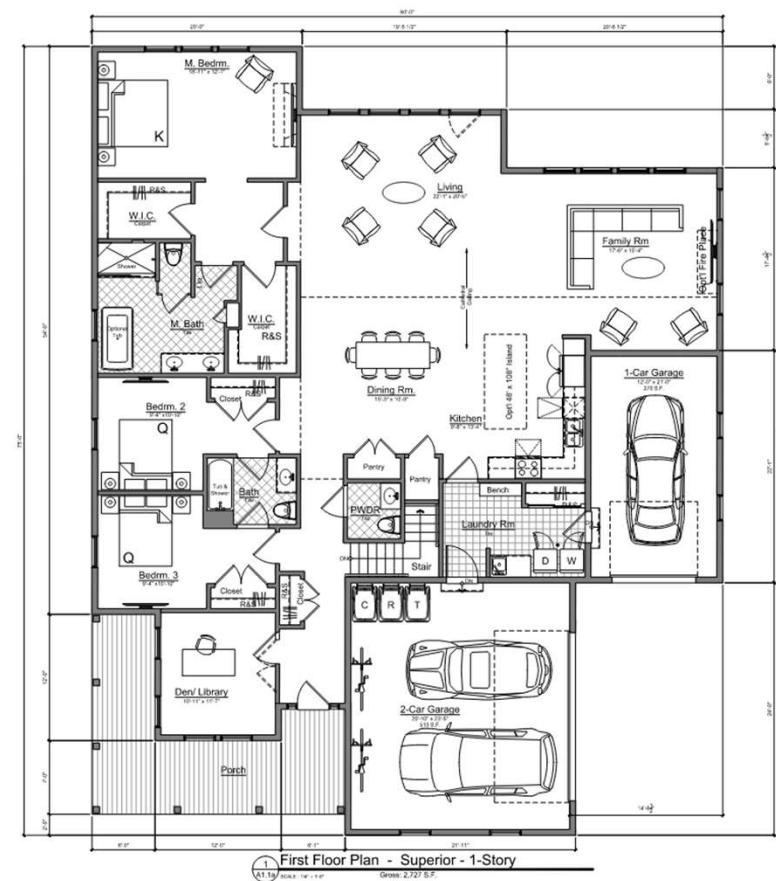


First Floor Plan - Chelsea: 1834

SCALE: 1/8" = 1'-0"

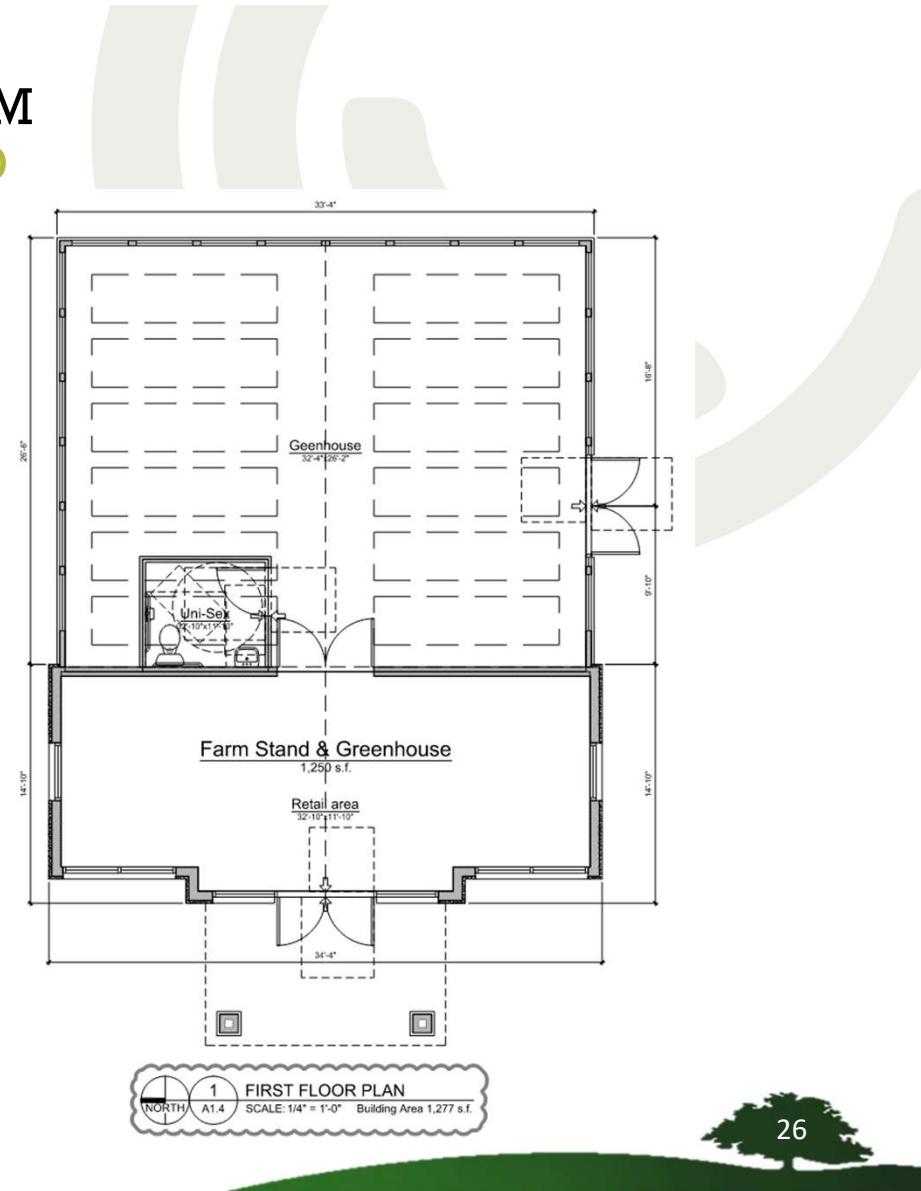
Living Gross: 1,834 S.F.

AUBURN ANGARA OAKS SITE CONDOMINIUM RENDERINGS & FLOOR PLANS – SINGLE FAMILY





AUBURN ANGARA OAKS SITE CONDOMINIUM RENDERINGS & FLOOR PLANS – FARMSTAND



 1
NORTH A1.4 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" Building Area 1,277 s.f.