



Rochester Hills

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Master

File Number: 2025-0434

File ID: 2025-0434

Type: Project

Status: To Council

Version: 2

Reference: 2025-0434

Controlling Body: City Council
Regular Meeting

File Created Date : 09/30/2025

File Name: Angara Oaks final site condo modified WUP

Final Action:

Title label: Request for Modified Wetland Use Permit Approval to impact approximately 39,625 square feet of wetlands for the Auburn Angara Oaks Condominium development (previously approved wetland use permit allowed an impact of 39,404 square feet), a proposed development with 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 on 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, 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 2025-0434

Title

Request for Modified Wetland Use Permit Approval to impact approximately 39,625 square feet of wetlands for the Auburn Angara Oaks Condominium development (previously approved wetland use permit allowed an impact of 39,404 square feet), a proposed development with 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 approves of an amended Wetland Use Permit for Auburn Angara Oaks Condominiums to permanently impact approximately 39,625 square feet of wetlands (both Wetland A and Wetland B) to construct the private road, building areas for multiple family and single family units, and associated development infrastructure based on plans received by the Planning Department on August 20, 2025, with the following findings and subject to the following conditions.

Findings

1. Of the 97,484 square feet of wetland area on site, the applicant is proposing to impact approximately 39,625 square feet, an increase of approximately 421 square feet from the previously recommended and approved permit. Additionally, although Wetland A was determined to be of medium quality overall, the portion that is proposed to be impacted is of poor quality due to its non-native species content and low ecological function. And although Wetland B was determined to be of high quality overall, the impacts are noted to be small and the proposed retaining wall will limit further impacts and have been addressed to ASTI's satisfaction.
2. ASTI has reviewed the subject plans and proposed impacts to Wetland A and Wetland B along with the proposed mitigation efforts to help reduce the impacts to those wetlands (including the installation of a retaining wall to allow for the reduction in the roadbed width for Wetland A; the impacts to Wetland B are relatively small; and a retaining wall is proposed adjacent to Wetland B to limit further impacts) and has indicated that the plans as proposed are satisfactory.
3. The current proposal while increasing overall wetland impacts does reduce the overall impacts to the associated natural features setbacks (slightly less than 100 linear feet) as originally approved during preliminary condominium review.

Conditions

1. That the applicant receives an EGLE Part 303 Permit prior to issuance of a Land Improvement Permit.
2. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
3. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible, and the applicant must implement best management practices, prior to final approval by staff.
4. The applicant shall abide by all conditions and recommendations as outlined in ASTI's review letter of September 9, 2025.