



City of ROCHESTER HILLS

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

NOTICE OF PUBLIC HEARING FOR A REQUEST FOR PRELIMINARY ONE FAMILY RESIDENTIAL DETACHED CONDOMINIUM PLAN, WETLAND USE PERMIT and TREE REMOVAL PERMIT PLANNING COMMISSION

TO ROCHESTER HILLS RESIDENTS:

NOTICE IS HEREBY GIVEN THAT THE CITY OF ROCHESTER HILLS PLANNING COMMISSION will conduct a Public Hearing In accordance with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended; the Land Division Act, Public Act 288 of 1967, as amended, and Chapter 122 Article IV of the Code of Ordinances of the City of Rochester Hills, for a Preliminary One Family Residential Detached Condominium Plan, which further requires the Rochester Hills Planning Commission to conduct the public hearing before making a recommendation to the City Council.

In addition, pursuant to the Wetland and Watercourse Protection Ordinance, Chapter 126, Article IV, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, this notice shall serve as a minimum of ten days' notice to all properties within 300 feet of the property where a request for a Wetlands Use Permit as described below.

Finally, pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, this notice shall also serve as a minimum of seven days' notice to all adjacent property owners regarding the request for a Tree Removal Permit as described below.

LOCATION: 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 (Project No. JRMF2022-0028).

REQUEST: Preliminary Site Plan and One Family Residential Detached Condominium Plan

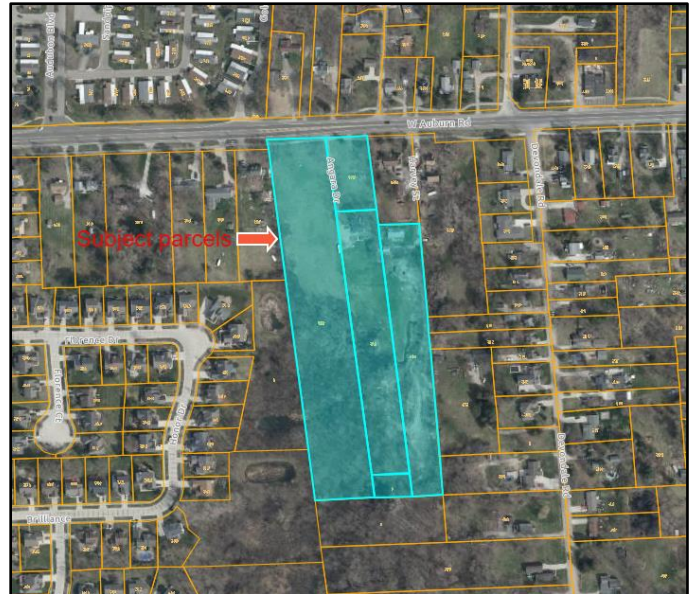
Recommendation. The proposal is for the Auburn Angara Oaks Condominiums, including nine (9) single family detached residences, six (6) multi-unit condominium buildings and related amenities on approximately 9.7 acres of land.

REQUEST: Tree Removal Permit. A request to remove two hundred forty-six (246) regulated trees and thirty-three (33) specimen trees and provide two hundred and thirty-five (235) replacement trees and to pay two hundred and six (206) trees into the City's Tree Fund.

REQUEST: Wetland Use Permit. A request to impact approximately 39,404 square feet of wetlands and modify the required associated natural features setbacks by approximately 1,211 linear feet.

APPLICANT: Bruce Michael, Auburn Angara Oaks, LLC, 14496 N. Sheldon, Suite 230, Plymouth, MI 48170.

The Public Hearing will be held at the Rochester Hills Planning Commission meeting on **Tuesday, October 15, 2024**, commencing at **7:00 PM**, at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309.



(OVER)

Plans can be viewed on the City's website through the Status of Development Projects map on the Planning & Economic Development webpage. Please contact the Planning & Economic Development Department at (248) 656-3660 with any questions during regular business hours of 8:00 a.m. to 5:00 p.m. Written comments concerning this request can be sent to the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309 or emailed to planning@rochesterhills.org prior to 4:00 p.m. on the public meeting day. Comments can also be provided to the Planning Commission at the public hearing. Note: Anyone planning to attend the meeting who has need of special assistance under the American with Disabilities Act (ADA) is asked to contact the Facilities Division at (248) 656-4658 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

Deborah Brnabic, Chairperson
Rochester Hills Planning Commission
Dated this 24th day of September 2024
At Rochester Hills, Michigan
Publish: September 30, 2024



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RH Development Project Map

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RHConnect

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RH Legislative Center

Agendas packets, that include the information being reviewed by the Planning Commission, are typically posted 6-7 days prior to the meeting