GRANDVIEW CONDOMINIUMS - 1548 W. AUBURN

- PRELIMINARY ONE FAMILY RESIDENTIAL DETACHED CONDOMINIUM
- WETLAND USE PERMIT
- TREE REMOVAL PERMIT

PROJECT J2023-0022

R-4 ONE FAMILY RESIDENTIAL WITH THE MR MIXED RESIDENTIAL OVERLAY

City of Rochester Hills
Planning Commission
October 20, 2026

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Site

1548 W. Auburn Rd., Parcel No. 15-28-300-059, located on the north side of Auburn between Crooks and Livernois

Request

Preliminary Site Condominium: The proposal is for Grandview Condominiums, a proposed development of sixteen (16) detached single family residences on approximately 6.0 acres of land. The Planning Commission will make a recommendation to City Council regarding this request. The previous proposal was for seventeen (17) units.

Wetland Use Permit: A request to impact approximately 15,822 square feet of city regulated wetlands (reduced from 18,267 square feet) and 336 linear feet of the natural features setback (unchanged from the previous proposal).

Tree Removal Permit: A request to remove 134 regulated trees (reduced from 137) and 2 specimen trees, and to provide 136 replacement trees onsite (reduced from 139 required).



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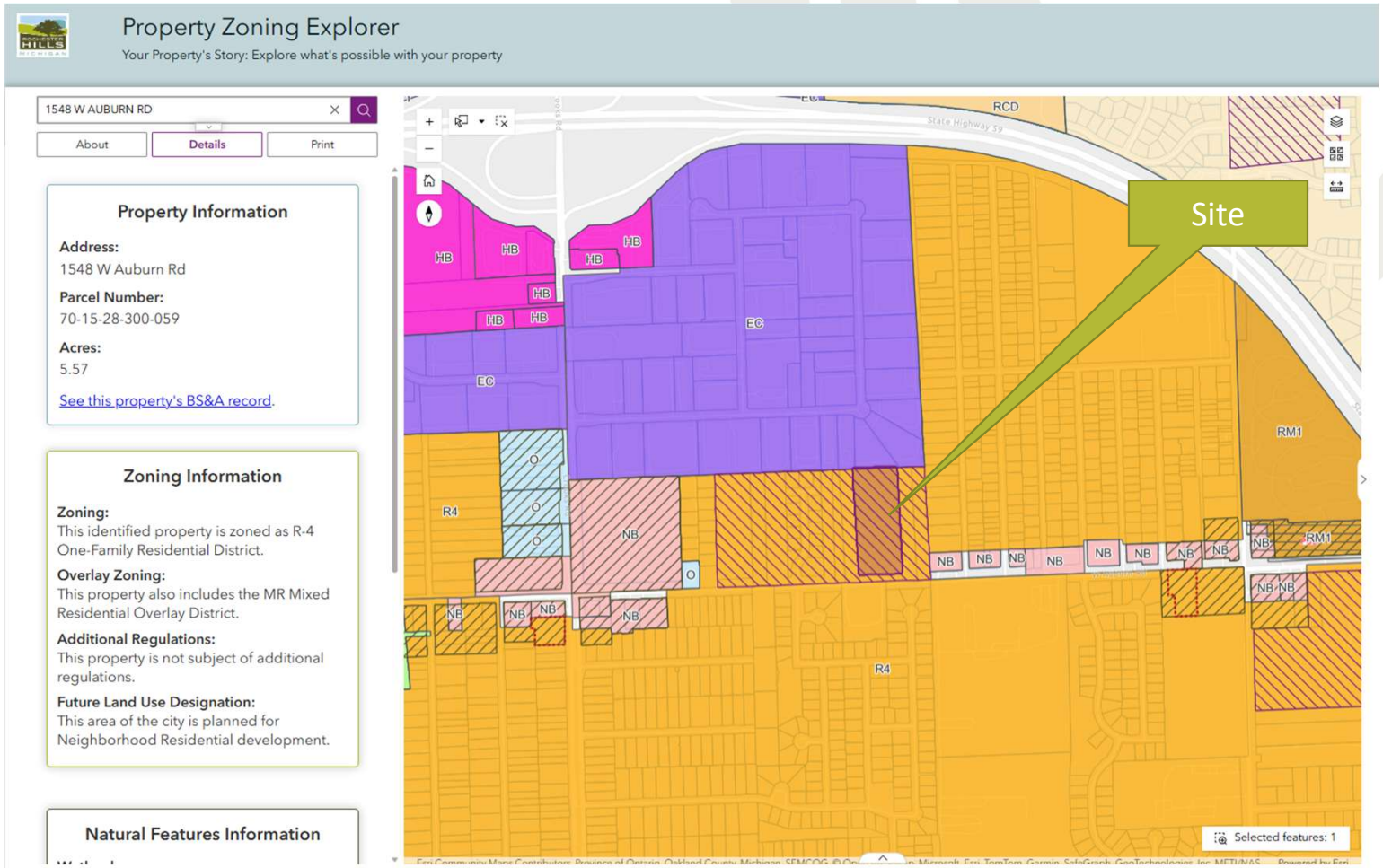
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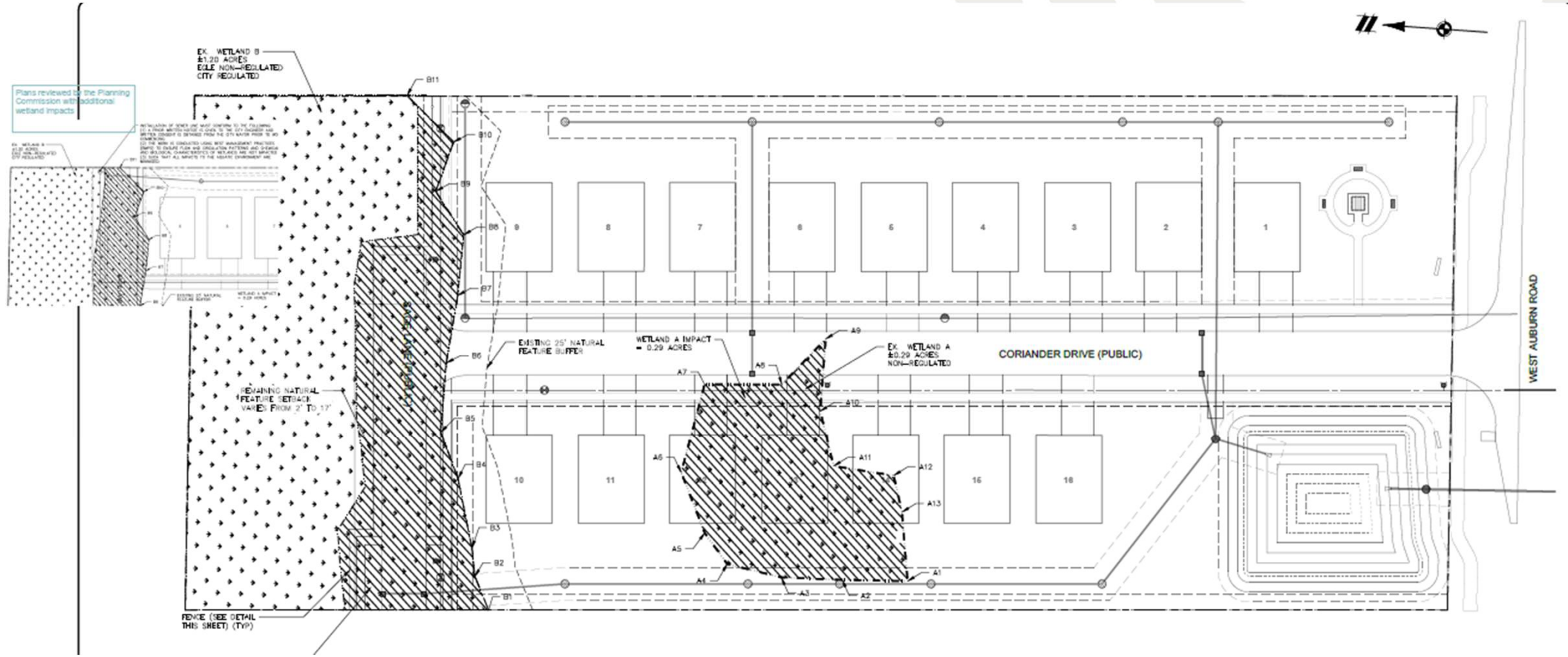
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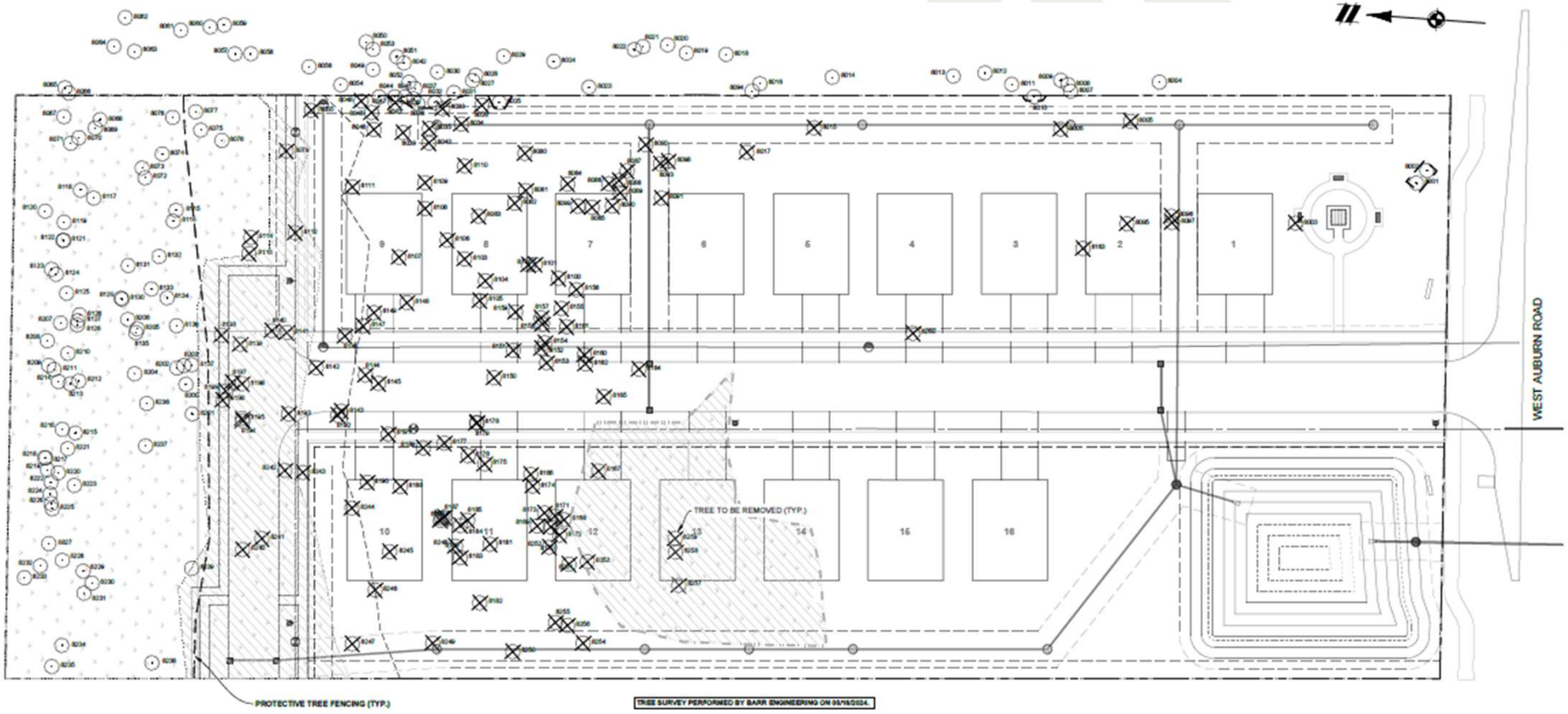
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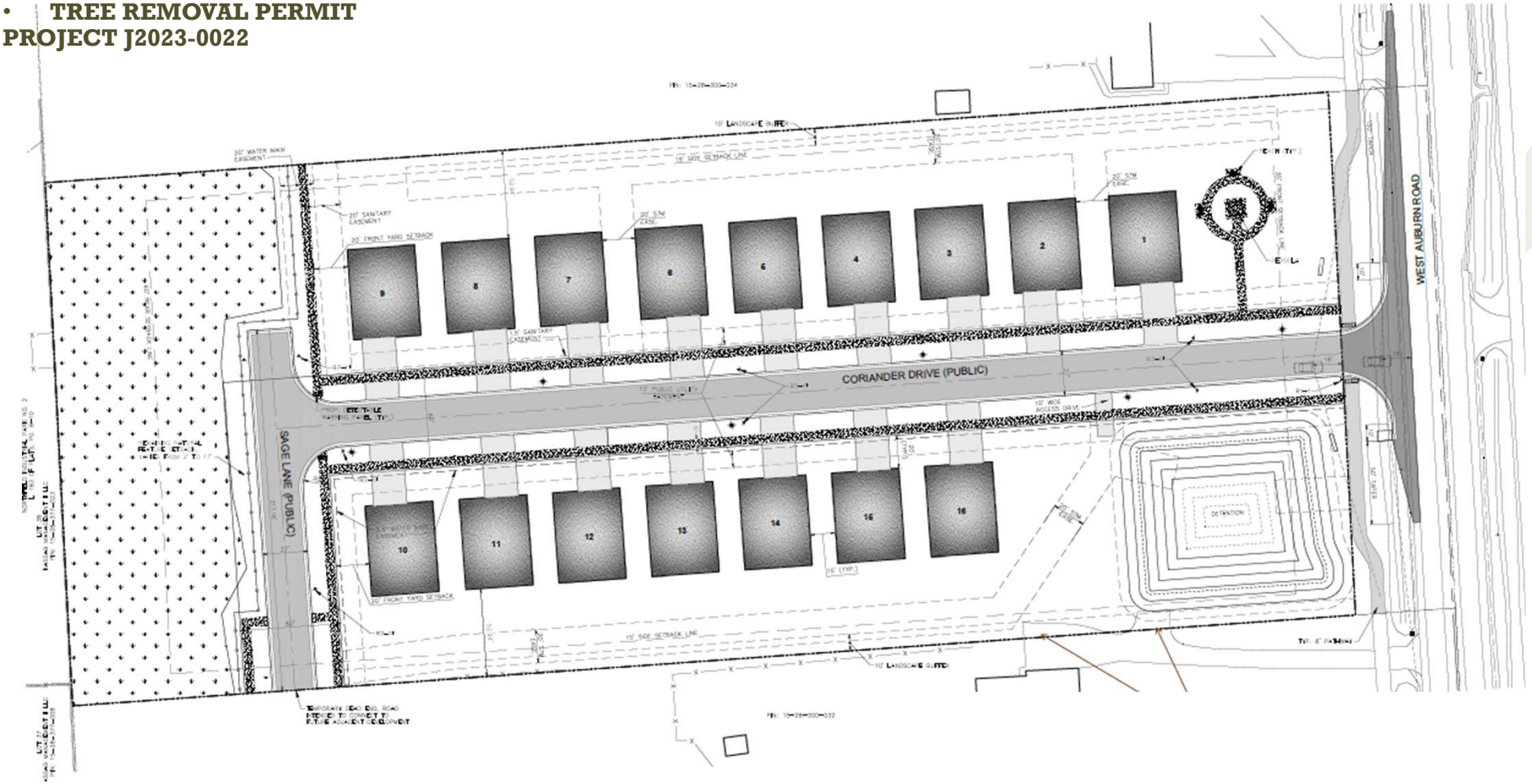
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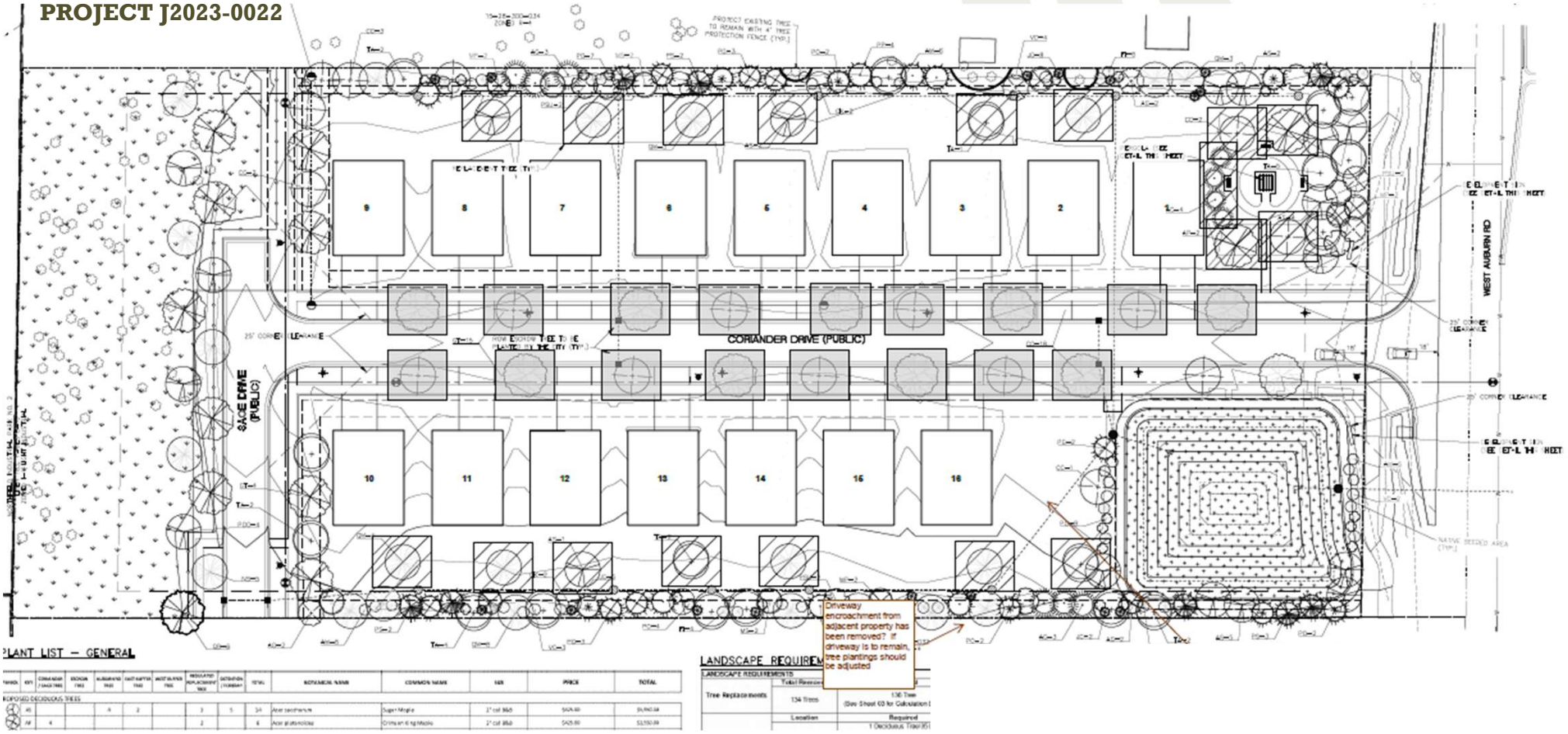
PROJECT J2023-0022



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PROJECT J2023-0022

- Request
  - Preliminary Condominium, wetland permit, natural features setback modification and tree removal permit
    - Preliminary Condominium:
      - Seventeen (16) single family units – Reduce from 17 single family units in January
      - Approx. .27 acres of active open space, approx. .84 acres of wetland preservation area, total open space are of approx. 2.42 acres including 0.27 active open space area. Improved open space area consisting of bench seating area and pergola
      - Landscaping Plan includes 98 Deciduous Trees, 39 Evergreen Trees, 26 Ornamental Trees, 80 shrubs
      - Landscape Buffer B being provided along the west and east of the site, pursuant to Ordinance
      - Homes of approx. 1,900 square feet, typically 3 bedrooms with price points TBD
      - Modification being requested to allow MR usage on a property of approximately 6 acres (10 acres required unless modified by the Planning Commission)
      - Neighboring properties include SF Residential (immediately to the west and east) and Auto Shop to east, place of worship, SF Residential and school (to south across W. Auburn), and Industrial (to north)

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PROJECT J2023-0022

- Request
  - Wetland permit, natural features setback modification and tree removal permit
    - Wetland Permit:
      - Wetland Area: 15,822 square feet of permanent impact to City regulated wetland (Previously 18,267 sq. ft.).
      - One additional wetland area is shown onsite that is not City regulated.
      - Wetland area onsite is a medium quality wetland and medium valuable natural resource.
    - Natural Features Setback Modification:
      - Natural Features Area: 336 linear feet of permanent impact (unchanged from previous submittal).
      - Natural features area is considered to be of a medium quality
    - Tree Removal Permit:
      - Regulated Trees Onsite: 220 trees (8 specimen)
        - Regulated Trees to be Saved: 86 trees (Previously 83 trees)
          - Regulated trees to be saved 80
          - Specimen trees to be saved 6
        - Regulated Trees to be Removed: 134 Trees (Previously 137 trees)
        - Specimen Trees to be Removed: 2 trees (38” caliper inches)
        - Replacement Trees Required: 136 Trees (Previously 139 replacement trees)
        - Replacement Trees Proposed: 21 planted onsite, remainder into tree fund.

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MR Mixed Residential Overlay

The Planning Commission may modify the dimensional requirements of this Article 6, Chapter 5 if it finds that another standard would be more reasonable due to existing site or neighborhood conditions, or because the site cannot physically comply with one or more of the requirements listed herein. In making a determination that a modification is warranted, the Planning Commission shall review the proposed development against the standards for approving a conditional use listed in Section 138-2.302.

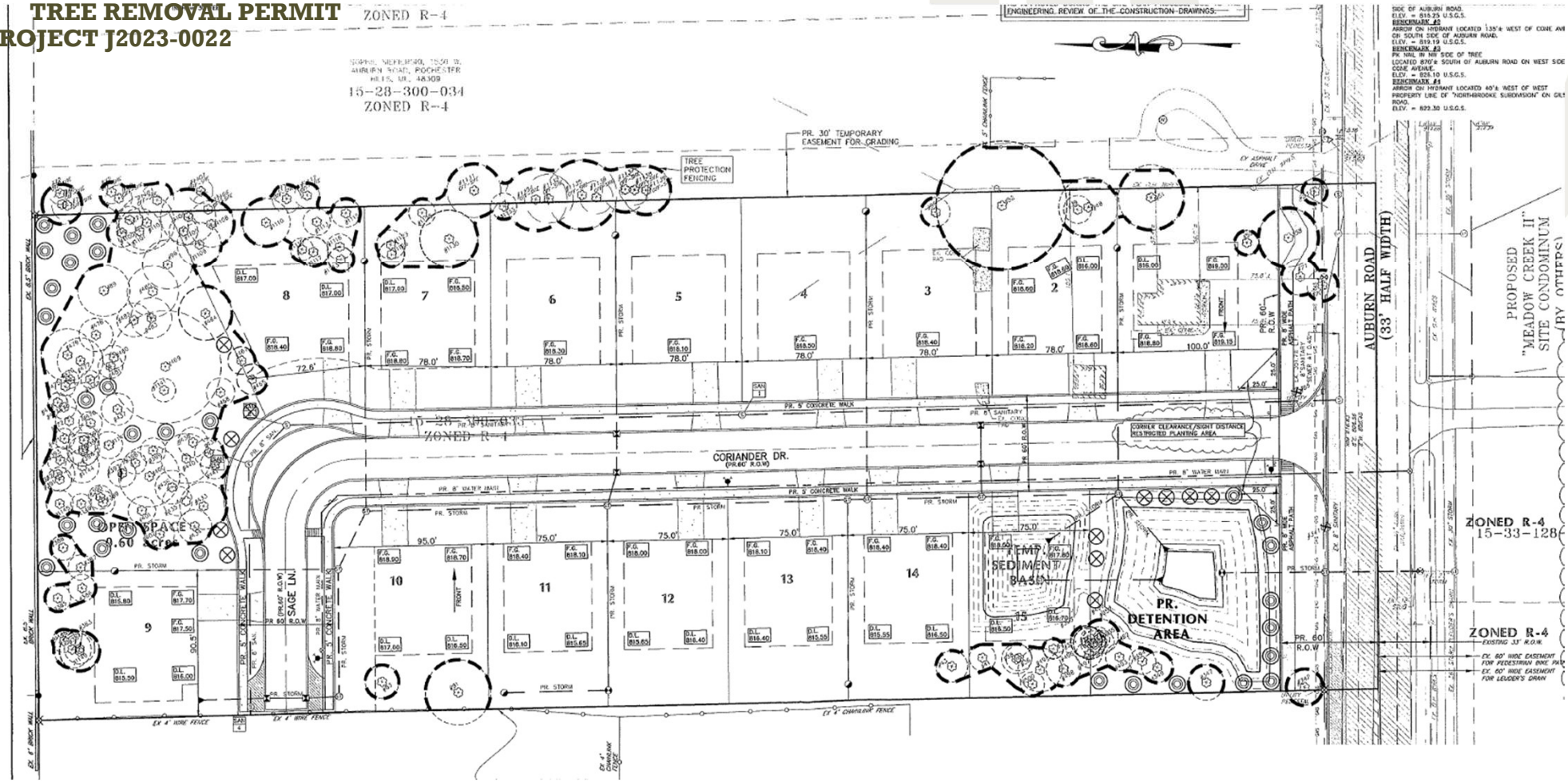
Conditional Use Standards

A. Promote the intent and purpose of this ordinance.
B. Be designed, constructed, operated, maintained and managed so as to be compatible, harmonious and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use, and the community as a whole.
C. Be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainageways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.
D. Not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or the public welfare.
E. Not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

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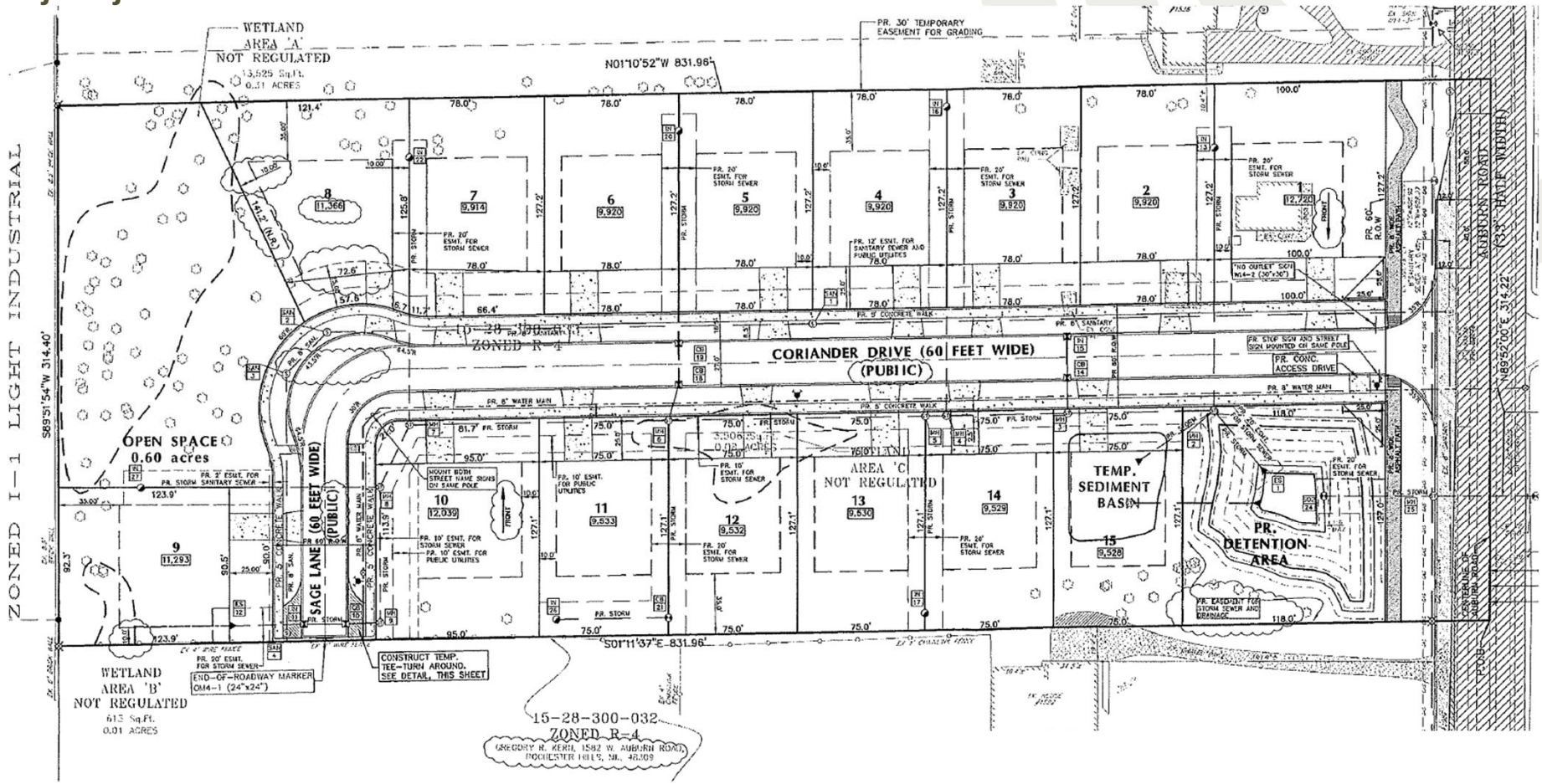
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Intro Aerial Zoning Ordinance **Plans** Standards