



**PLANNING COMMISSION
MEETING AGENDA
STUDY MEETING**

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

Donald Edmunds, Chair, Tom Krent, Vice Chair
Ollie Apahidean, Karen Crusse, Carlton M. Faison, Michael W. Hutson
Padma Kuppa, Philip Sanzica and John J. Tagle

April 26, 2016

6:00 P.M.

Site Visit

1. ROLL CALL
2. APPROVAL OF AGENDA
3. ENHANCED CLUSTER OPTION (File Number ZOTA 249) – Site Visits
4. PUBLIC COMMENT – Items on Current Agenda
5. PLANNING COMMISSION COMMENT

ADJOURN

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

DATE: April 21, 2016
TO: Planning Commission
FROM: R. Brent Savidant, Planning Director
SUBJECT: ENHANCED CLUSTER OPTION (File Number ZOTA 249) – Site Visits

The April 26, 2016 Planning Commission meeting will be a study meeting involving some site visits.

We will borrow a 12-passenger van from the Motor Pool and visit four (4) cluster developments in Auburn Hills. This will assist us in our efforts as we develop our own enhanced cluster provisions. Keep in mind, it is still spring. In order to take advantage of the limited daylight, we will need to meet at City Hall and leave by 6:00 PM.

We will visit the following cluster developments in the City of Auburn Hills, MI in the following order:

- o Auburn Grove Condominium – West of Squirrel Road, north of Shimmons Road (entrance street: Grove Lane)
- o Hawkwood Circle Condominium – East of Bald Mountain Road, south of Dutton Road (entrance street: Hawk Woods Circle)
- o Arbor Cove Condominium – East of Squirrel Road, south of Dutton Road (entrance street: Arbor Drive)
- o Heritage in the Hills Condominium - East of Squirrel Road, north of Tienken Road (entrance street: Heritage Hills Drive)

The site visits will provide examples of the types of developments in the area. The experience should assist the Planning Commission in their efforts of preparing enhanced cluster development provisions.

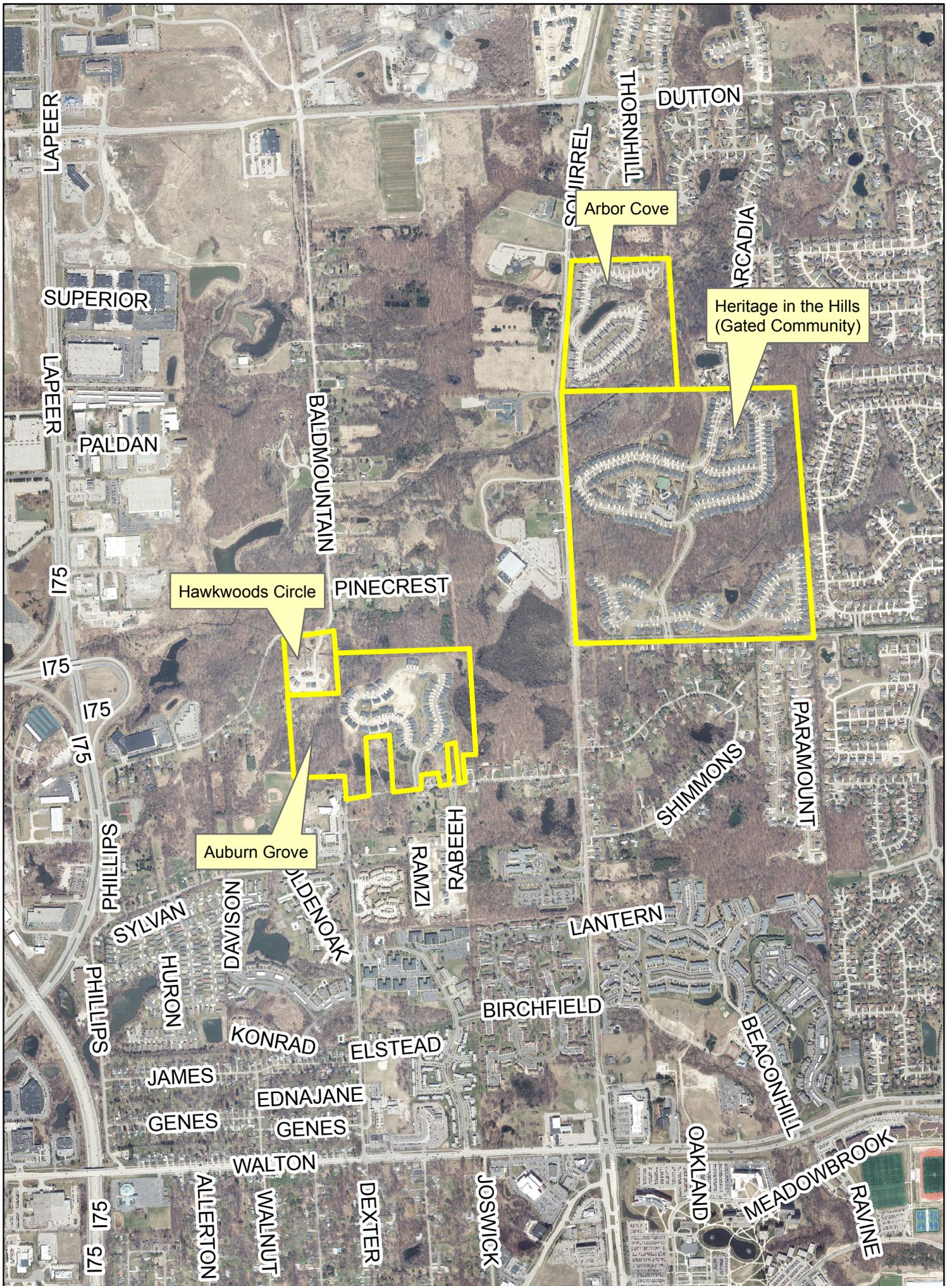
PLEASE MEET AT THE EAST ENTRANCE OF CITY HALL AT 6:00 PM ON TUESDAY, APRIL 26, 2016.

Attachments:

1. Map – Cluster Developments in Auburn Hills, MI
2. Email from Shawn Keenan, City of Auburn Hills, MI

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**PC 2016.04.26
Agenda Item # 3**



Arbor Cove

Heritage in the Hills
(Gated Community)

Hawkwoods Circle

Auburn Grove

LAPEER

SUPERIOR

LAPEER

PALDAN

521

BALDMOUNTAIN

PINECREST

THORNHILL

DUTTON

SQUIRREL

ARCADIA

175

175

175

PHILLIPS

SYLVAN

HURON

DAIVSON

OLDENOAK

RAMZI

RABEEH

SHIMMONS

PARAMOUNT

PHILLIPS

JAMES GENES

KONRAD

ELSTEAD

LANTERN

BIRCHFIELD

BEACONHILL

EDNAJANE GENES

WALTON

ALLERTON

WALSUIT

DEXTER

JOSWICK

OAKLAND

MEADOWBROOK

RAVINE

521

571

From: Keenan, Shawn [mailto:skeen@auburnhills.org]
Sent: Thursday, April 21, 2016 10:06 AM
To: Brent Savidant <SavidantB@troy.mi.gov>
Cc: Cohen, Steve <scohen@auburnhills.org>
Subject: RE: Cluster Developments in Auburn Hills

Brent,

It is good to hear from you. Attached is a map of some of the open space/cluster developments in our City.

All of the developments have been successful.

Heritage in the Hills is a gated seniors community that has had a waiting list ever since it opened. It is so successful a similar development is being built across Squirrel Road.

Arbor Cove has been very successful which led to Arbor Grove, which is also going like gangbusters.

Hawkwoods Circle is doing pretty good too.

HOUSING STYLES Attached Single-Family



Arbor Cove Condominiums

94 homes on 36.71 acres

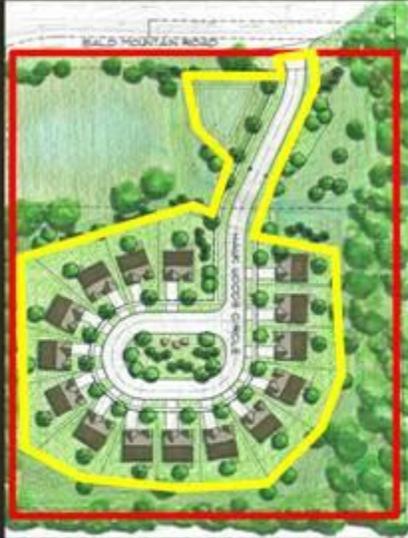
32% Open Space (11.6 acres of wetlands)

2.56 units per gross acre / 3.74 units per net acre



HOUSING DENSITY 101

Example of R-1A, Open Space Development
Density Incentive



Hawkwoods Circle Condominiums

15 homes on R-4 size lots
45.8% percent open space area

8.27 acre site
6.04 acres of uplands

2.0 upa – 12 homes
2.5 upa – 15 homes
3.0 upa – 18 homes



HOUSING STYLES Attached Single-Family



Two units attached



Four units attached



Auburn Grove Condominiums

124 homes on 52.02 acres

(2.38 units per gross acre)

53.4% percent open space area

Let me know if you need any more information.

Have a great day.

Shawn Keenan, AICP

Assistant City Planner



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