

## Section 1 – The Fact Book

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## **Master Plan Introduction**

The Master Plan provides a comprehensive guide for the future development and preservation of the City of Auburn in order to enhance the overall quality of life for its residents.

The master plan considers many factors having an impact on community life, although it emphasizes the physical, social, economic and aesthetic needs of Auburn residents. These factors are considered with respect to the entire community and are used in the formation of policy proposals. By addressing these various factors at one time, the different aspects of the Master Plan can be coordinated and consistent throughout.

The future land use plan and policies were developed based on a blending of the natural capability of the land to sustain certain types of development; the future need for residential, commercial, industrial and public land; the existing land use distribution, and input from citizens and public officials.

Although this Master Plan states specific land use development policy and suggests future land use, this document has no regulatory power, and depends principally upon the zoning ordinance for implementation. Therefore, the Master Plan should be considered as the foundation for the regulations contained in the zoning ordinance.

This plan has two principle sections: **The Fact Book** and **The Plan**. We begin with details that describe Auburn today.

## The FACT BOOK Section

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### Data Base

### Demographics

#### Community Description

The City of Auburn is located in western Bay County, east of Midland. It is surrounded by Williams Township. Auburn largely serves as a bedroom community for people who work in the nearby cities of Midland, Bay City and Saginaw.

*A Census note:*

*Although this Master Plan was published after the 2010 Census was taken, it was before the 2010 Census data was available.*

#### Age Profile

That City of Auburn has a population age profile that is comparative to Bay County as a whole.

The City of Auburn's median age increased slightly less than Bay County's median age between the 1990 and 2000 census. *Footnote - p.11*

The median age for Auburn in the 2000 census was 37.7 years, an increase of 4.0 years over the median age of 33.7 years in 1990. The whole of Bay County had a median age of 38.4 years in the 2000 census, an increase of 4.5 years over the median age of 33.9 in 1990.

Bay City had the lowest median age of the three units with 35.2 years of age in the 2000 Census.

**Table D-1** outlines the population by age group for the City of Auburn and Bay County.

**Table D-1**  
Population by group for the City of Auburn, Bay City and Bay County  
2000 Census

| Age                | Auburn          |      | Bay City        |      | Bay Co.         |      |
|--------------------|-----------------|------|-----------------|------|-----------------|------|
|                    | Number          | %    | Number          | %    | Number          | %    |
| Under 5            | 127             | 6.3  | 2,566           | 7.0  | 6,725           | 6.1  |
| 5-9                | 135             | 6.7  | 2,690           | 7.3  | 7,544           | 6.8  |
| 10-14              | 151             | 7.5  | 2,599           | 7.1  | 7,886           | 7.2  |
| 15-19              | 161             | 8.0  | 2,543           | 6.9  | 7,713           | 7.0  |
| 20-24              | 114             | 5.6  | 2,439           | 6.6  | 6,232           | 5.7  |
| 25-34              | 247             | 12.2 | 5,465           | 14.8 | 13,531          | 12.3 |
| 35-44              | 339             | 16.8 | 5,747           | 15.6 | 17,541          | 15.9 |
| 45-54              | 262             | 13.0 | 4,674           | 12.7 | 16,052          | 14.6 |
| 55-59              | 115             | 5.7  | 1,582           | 4.3  | 5,933           | 5.4  |
| 60-64              | 87              | 4.3  | 1,305           | 3.5  | 4,848           | 4.4  |
| 65-74              | 159             | 7.9  | 2,407           | 6.5  | 8,048           | 7.3  |
| 75-84              | 102             | 5.0  | 2,089           | 5.7  | 6,024           | 5.5  |
| 85 yrs<br>and over | 24              | 1.2  | 711             | 1.9  | 2,098           | 1.9  |
| <b>Median</b>      | <b>37.7 yrs</b> |      | <b>35.2 yrs</b> |      | <b>38.4 yrs</b> |      |

Footnote 1

Source:

DP-1 Profile of General Demographic Characteristics: 2000

Auburn Data Set: Census 2000 Summary File 4(SF4) Summary Data

Bay City Data Set: Census 2000 Summary File 1 (SF1) 100 Percent Data

Bay Co. Data Set: Census 2000 Summary File 1 (SF1) 100 Percent Data

### Population History

As is shown in Table D-3, between the years 1970 and 2000 the population within the City of Auburn has shown a slight growth of 1% while Bay County population has fallen 6%.

Footnote 2

**Table D-2**

Population Changes for the City of Auburn vs Bay City and Bay County  
1970-2000

| <b>Government Unit</b> | <b>1970</b> | <b>1980</b> | <b>1990</b> | <b>2000</b> | <b>% change<br/>1970-2000</b> |
|------------------------|-------------|-------------|-------------|-------------|-------------------------------|
| Auburn                 | 1,919       | 1,921       | 1,855       | 2,011       | 1%                            |
| Bay City               | 49,449      | 41,593      | 38,936      | 36,817      | -26%                          |
| Bay Co.                | 117,339     | 119,881     | 111,723     | 110,157     | -7%                           |

Source: U.S. Census Bureau

**Table D-3**

**Auburn's Estimated Population Since 2000 Census\***

|                              |              |
|------------------------------|--------------|
| <b>April 1, 2000 Census*</b> | <b>2,011</b> |
| <b>July 1, 2000</b>          | <b>2,008</b> |
| <b>July 1, 2001</b>          | <b>1,990</b> |
| <b>July 1, 2002</b>          | <b>1,982</b> |
| <b>July 1, 2003</b>          | <b>1,981</b> |
| <b>July 1, 2004</b>          | <b>2,048</b> |
| <b>July 1, 2005</b>          | <b>2,047</b> |
| <b>July 1, 2006</b>          | <b>2,041</b> |
| <b>July 1, 2007</b>          | <b>2,030</b> |
| <b>July 1, 2008</b>          | <b>2,031</b> |



## **Transportation - Roads**

Transportation is an important aspect of any community's development. Historically, the City of Auburn was developed along State Highway M-20 (which is now Midland Road) and the rail line currently owned by the Huron and Eastern Railroad. Today, the City's future development and stability greatly relies on the maintenance and enhancements to the City's transportation system.

### ***Existing System***

The City of Auburn is bordered by the U.S. 10 along its southern boundary and the Huron and Eastern Railroad along most of its northern boundary. U.S. 10 is a federal highway which provides access to I-75 to the East and U.S. 127 to the West.

The City's transportation system was developed in a grid fashion consistent with the rectangular survey method.

**North South thoroughfares:** North/South travel through the City is served principally by Auburn Road (known as Nine Mile Road outside of the City.)





Auburn Road is an "all weather road" which intersects a partial interchange on U.S. 10 that provides a West bound U.S. 10 exit ramp and an East bound U.S. 10 entrance ramp. Auburn Road also provides trucking access to the grain elevators and certified trucking scales primarily used for agricultural purposes.

Auburn Road also provides access to the historic "downtown" of Auburn which was centered around the Auburn Road and Midland Road intersection.

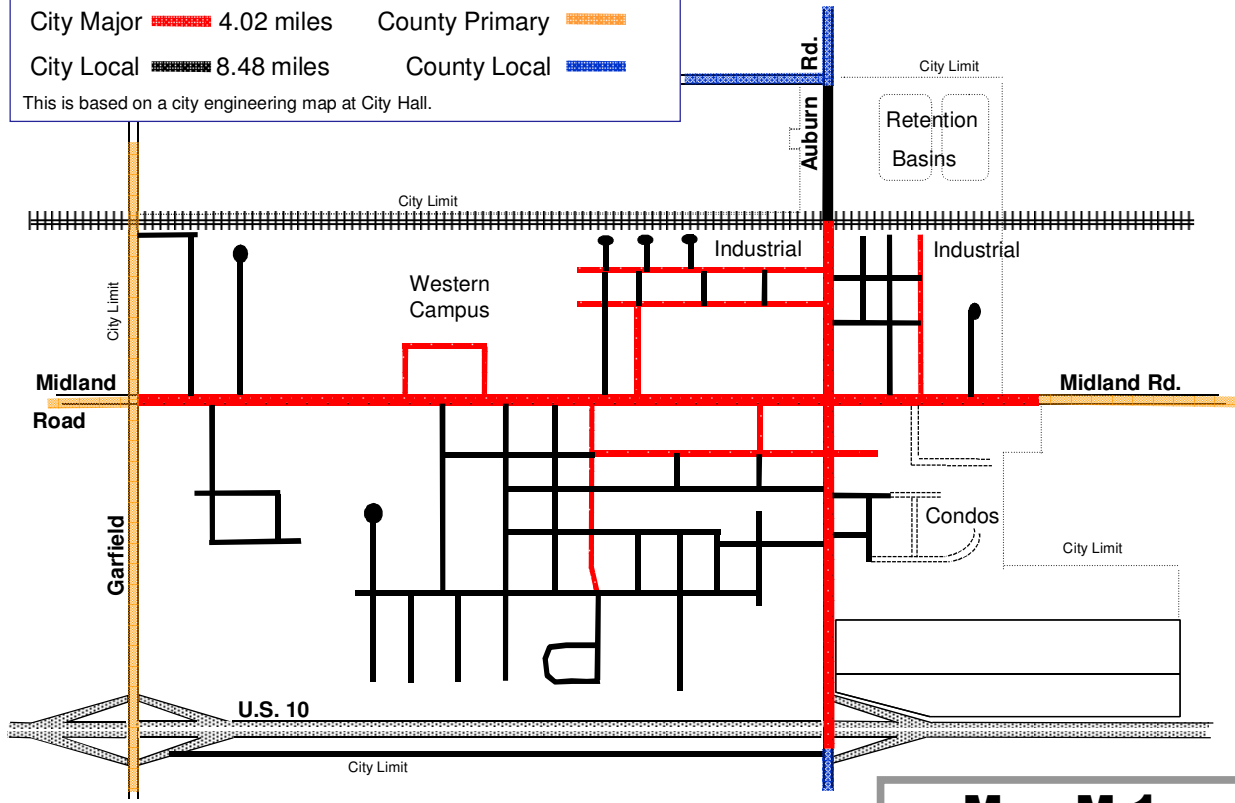
One mile further West is Garfield Road on the western city limits. Garfield Road is also an "all weather road" which provides access to a full interchange on U.S. 10. The City's commercial Business Zone begins immediately adjacent to U.S. 10.

**East West thoroughfares:** The primary East/West thoroughfare within the City is Midland Road. Midland Road is an all weather road which was rebuilt from Garfield to Price Street in 2000. The City's Business Zone runs virtually the length of Midland Road.

# Auburn City Street System

City Major  4.02 miles    County Primary   
 City Local  8.48 miles    County Local 

This is based on a city engineering map at City Hall.



**Map M-1**

**Road Classification - Major & Local**

The city has 12.5 miles of roads/streets as reported in a 2009 certified map.

Road classifications assist planners in determining approximate land use and zoning standards along each route. Adherence to capacity and design standards help to preserve the public’s involvement within the road system.

For the purpose of this report the roads within the City of Auburn will be classified *Major* or *Local* as they are by Act 51, administered by the Michigan Department of Transportation (MDOT):

- Act 51 classifies roads according to use and volume in order to provide communities with funds for road maintenance.
- Act 51 classifications are also used during grant review procedures to determine eligibility for State and Federal Transportation Funds.

Major Streets within the City are roads that provide the main traffic route for high volume traffic flow. Major streets collect traffic flow from Local Streets and provide access to County arterials and regional arterials. The City has a total of 4.02 miles of Major streets as identified in the following table.

**Table T-1 Major Street System**

| <b>Major Street</b> | <b>From/To</b>                    |
|---------------------|-----------------------------------|
| Auburn Road         | U.S. 10 to the railroad tracks    |
| Bryant Blvd.*       | Midland Rd to school              |
| East & West Elm St  | Price Street to City Hall         |
| Garfield Road**     | U.S. 10 to railroad               |
| Grant St.           | Auburn Road to high school        |
| Green St.*          | Noel Way to Bryant Blvd.          |
| Macomber Ave.       | Auburn Road to high school        |
| Midland Road        | East City limits to Garfield Road |
| Noell Way*          | Green St. to Midland Road         |
| Park St.            | Midland Road to railroad          |
| Price St.           | Midland Road to Ruth Street       |
| Roberts St.         | Midland Road to W. Elm            |
| Whittemore St       | Midland Road to Macomber Ave.     |

\* Bryant, Green and Noell constitute a loop off of Midland Road into the Western Campus.

\*\*actually a *county primary road* and mileage is not included as Auburn’s

## ***Local Streets***

Local Streets provide access to individual properties with limited continuity and mobility. Local Streets are designed for low traffic volumes and speeds.

**Table T-2** Local Street System

| <b>Local Street</b> | <b>From/To</b>   |
|---------------------|--|
| Appaloosa Pass      | Hackney Trail to Mustang Lane  |
| Auburn Road         | Railroad tracks to North Union   |
| Braun St.           | Southlawn to Ireland St.   |
| Burgess St.         | Darley St. to St. Louis Ct.  |
| Church St.          | Auburn Road to Southlawn Dr.   |
| Countryview Lane    | Hemingway St. to railroad  |
| Darley St.          | Auburn Road east to end  |
| Edward St.          | Midland Road to Ruth St.   |
| Fisher Rd           | Auburn Road to Garfield Road   |
| Francis Ct.         | Grant St. to railroad  |
| Francis St.         | Midland Road to Grant  |
| Hackney Trail       | Palomino Way to Appaloosa Pass   |
| Hemingway St.       | Auburn Road to Park St.  |
| Ireland St.         | Braun to end   |
| Jaycee Dr.          | Auburn Road to eastern boundary  |
| John K Drive        | Shady Lane to Tianna Ct.   |
| Kent St.            | Auburn Road to Shady Lane  |
| Maple St.           | Midland Road to end  |
| Moll St.            | Midland Road to end  |
| Mustang Lane        | Auburn Road to Appaloosa Pass  |
| Nobel St.           | Auburn Road to Park St.  |
| Nuffer St.          | Grant St. to Macomber Ave.   |
| Palomino Way        | Mustang Lane to Hackney Trail  |
| Patricia St.        | Ruth to Braun  |
| Patterson St.       | Elm to Church  |
| Price St.           | Ruth St. to Sunshine Ct.   |
| Ren-Shar Drive      | Midland Road to Ruth   |
| Roberts St.         | From South of Ruth to North of Kent &<br>from Church St. to W. Elm St. |
| Ruth St.            | Roberts to end   |
| Shady Lane          | Ruth St. to Edwards St.  |
| Short               | Shady Lane to Ruth   |
| Southlawn Dr.       | Midland Road to Braun St.  |
| St. Louis Ct.       | Auburn Road to Burgess St.   |
| Sunshine Ct.        | At south end of Price St.  |
| Sycamore Lane       | Midland Road to end  |
| Tianna Ct.          | John K east to end   |
| Virginia St.        | Ruth to Braun St.  |
| Weber St.           | Auburn Road to railroad  |
| Whittemore Ct.      | Grant St. to railroad  |
| Whittemore St.      | Midland Rd to Grant St.  |
| Widmer Ct.          | Grant St. to railroad  |
| Widmer St.          | Macomber to Grant St.  |
| West Elm            | Ren-Shar Dr. to Price  |

## Transportation Services

Along with the highway and street system, Auburn has access to an international airport, seaport, rail transport and bus service.

- **Airport:** The MBS International Airport, located in Freeland, 5 miles south of Auburn, is the fourth busiest airport, in terms of commercial use, in Michigan. MBS is a tri-government facility operated by the City of Midland, City of Saginaw and Bay County.
- **International Seaport:** A customs port of entry located 9 miles east of Auburn is connected by pipelines, rail and limited access highways.
- **Rail transport:** Huron & Eastern Railway Company is a spur line that services our grain elevators and Dow Corning and Dow Chemical to the west. Amtrak Passenger Service is available in Flint (approximately one hour away).
- **Bus Service:** Bay Metro Transit Authority is available within the City of Auburn. Greyhound Passenger Service is available in Saginaw and Bay City.

## **Community Facilities and Services**

Auburn's Community Facilities include a wide array of City services, parks and recreation opportunities, educational services as well as religious organizations.

A community's facilities and services are important to the quality of life a community can provide for its residents. The range and complexity of municipal facilities and services are directly proportionate to the municipality served. Therefore, the growth and stability of any governmental unit is interdependent on the continual maintenance and improvement of facilities and services, such that it keeps pace with and does not hinder growth by exceeding or lagging resident needs.

This section will discuss the following categories of facilities and services:

- Governmental Facilities
- Educational Facilities
- Religious Facilities
- Essential Services and Utilities

### **Governmental Facilities**

#### **City Hall**

City Hall is located at 113 E. Elm Street. City Hall currently houses the offices of all administrative functions within the city as well as storage area for the City's Department of Public Works (DPW) equipment. City commissions and boards meet within the City Hall Meeting Room. Voting for national, state, county, city and school board ballot issues are cast within the City Hall Meeting Room.

#### **Post Office**

The Auburn Post Office is located at the Auburn Square retail center on Midland Road. The Auburn Post Office provides postal service to the City as well as a large rural area which makes up the 48611 Zip Code. The zip code covers about 36 square miles and covered 2,287 mailboxes in 2008.

## Educational Facilities

Four schools are located in Auburn for a total 2009-2010 enrollment of ~2,723 students.

### Western High & Western Intermediate School

The integrated school complex is part of the Bay City School District. The campus is located on an approximate 120 acre site on W. Midland Road within the City of Auburn. The campus serves Western Bay County. Between 2006 and 2008 the School District added 14 new classrooms to the Middle School. In 2009 work was completed on the expansion of the high school facility including new science labs.

### Auburn Elementary

This school is located on the corner of W. Midland Road and Moll Street. It is also part of the Bay City School district and was extensively renovated in 2001 at a cost of \$4.3 million. The project provided a new library, cafeteria, offices, computer lab and an art/music classroom and many other improvements besides the expansion of over 18,000 square feet.

Bay City Public Schools.

*Footnote 3*

*Data reported by Bay City Student Services*

### Grace Lutheran School

This K-8 school has been in operation at 303 Ruth Street since 1960.

Just outside of Auburn, Trinity Lutheran Church, St. Anthony's Catholic Church and St. Joseph Catholic Church offer educational programs also.

**Table E-1**

Local School Enrollment History

| School   | Enrollment | In 2000-01                | In 2009-10               | change |
|--|------------|---------------------------|--------------------------|--------|
| Western High School                                    |            | 1,414                     | 1,300                    | -8%    |
| Western Middle School                                  |            | 892                       | 878                      | -1.5%  |
| Auburn Elementary                                      |            | 416                       | 515                      | +24%   |
| Grace Lutheran   |            | 75                        | 30                       | -40%   |
| <b>Nearby Auburn:</b>                                  |            |                           |                          |        |
| Auburn Area Catholic<br>Pre-K to 5 <sup>th</sup> grade |            | ~125                      | 50 K-12<br>29 pre school | ~-37%  |
| Trinity Lutheran<br>Pre-K to 8 <sup>th</sup> grade     |            | ~85 K-12<br>25 pre school | 58 K-12<br>19 pre school | -32%   |

### Additional Educational Services:

### **Colleges/Universities**

Auburn residents are offered a number of higher learning opportunities near the City. Specifically there are six area colleges and universities including Central Michigan University, Northwood University, Saginaw Valley State University, Delta College and Davenport University. In addition, nearby Midland is home to a private research institute for professional development, the Michigan Molecular Institute.

### **Bay County Library System**

The Auburn Area Branch of the Bay County Library System came into existence in 1973 and the current 15,000 square foot building opened on January 15, 2004. The branch offers a varied collection of general interest books, CDs, magazines, audio books, DVDs and videos for all ages, as well as a community room which is available for meetings of area groups and organizations. Also available is access to the internet as well as to several online databases.

### **Religious Facilities**

Auburn is home to four churches within the city, and another three are located just outside of town. Our central location within the Tri Cities also provides easy access to a very broad choice of churches and worship centers.

In town:

- **Auburn United Methodist Church**
- **First Baptist Church of Auburn**
- **Grace Lutheran Church**
- **Tri County Worship Center Church**

Just outside of city limits:

- **St. Joseph Catholic Church** ½ mile East of Auburn
- **St. Anthony Catholic church** 1 mile West of Auburn
- **Trinity Lutheran Church** – at Salzburg & Seven Mile
- **Knights of Columbus Council 3590** – Garfield Road adjacent to Auburn



## Essential Services/ Utilities

**Infrastructure:** The Auburn infrastructure is in good shape. 100% of the needs are being met.

### **Water:**

The City of Auburn water system consists of over 11 miles of water service lines. The City purchases treated water from the City of Midland via a 12 inch service line.

Currently (2010) the City of Auburn averages approximately 211,000 gallons of usage per day. That compares to an approximate usage of 164,472 gallons per day in 1994. That is an increase of 28% in 13 years. The city is well positioned to handle future growth as detailed here in the Master Plan.

### **Sanitary Sewer System:**

The City maintains its own sanitary sewer collection system and one lift station. The system collects wastewater and links to the Bay County Sewer and Water wastewater treatment plant. Wastewater is recycled at the treatment plant through a stringent process that involves physical and biological processes that remove waste products from the water before it is discharged into the Saginaw River. The process and discharge is strictly regulated and monitored by State and Federal law.

### **Storm Water Collection System**

The City's storm water collection system is separate from the sanitary sewer system and is constructed primarily under city streets. The City's storm water system collects precipitation runoff from rooftops, streets, yards, and parking lots and discharges it to local rivers, streams and drains.

Specifically:

- There are no significant **drainage issues** with the success of the Auburn retention pond on the city's North side.
- **Water pressure and volume** has been improved recently and are adequate for needs, although tests would be required to confirm health of hydrant water supply.
- **Sewer lines** have been visually inspected and are in good condition . The last inspection was completed in 2006.
- **Street condition** is excellent for 90% of streets. As can be seen on Map M10 there are four streets that will need reconstruction or repaving. The most expensive project in these 2010 estimates would be the reconstruction of Elm Street at \$225,000.
- **High speed internet** is available in Auburn through Charter Communications and AT&T.

**Police:** The Auburn Police Department is located at 101 E. Elm Street next to the Auburn City Hall. The department currently has one full time officer who provides police protection to City residents. Another 40 hours of coverage is contracted with the Bay County Sheriff's Office. The department is dispatched to emergencies by Bay County Central Dispatch.

**Fire Department :** The Auburn /Williams Fire Department is located on W. Midland Road approximately three tenths of a mile outside the City limits. The department has approximately 36 volunteer firefighters. The department maintains the following equipment:

- one 1,500 gallon tanker
- one 1,000 gallon engine
- one 750 gallon pumper with foam unit
- one rescue unit
- one equipment vehicle
- equipment for high level rescue capability

#### **Department of Public Works (DPW)**

Housed within City Hall, the DPW has three full time employees. The DPW is responsible for the following activities:

- Building and grounds maintenance
- Water and sewer main repair
- Servicing of water meters
- Brush and leaf pickup
- Street sweeping and repair
- Snow removal and salting
- Installation and repair of drainage systems

#### **Administration:**

Auburn has three administrative employees. A full time City Manager, a full time City Clerk/Treasurer and a part time administrative assistant.

## Land Use

### Current Land Use

How property is zoned and how it is actually used is never quite the same. That is probably true for all communities, whether it is because of a lack of development or re-development.

So a good place to begin is taking a look at an Auburn map that captures present use. **Map M-2** (p. 25) is a representation of detailed information that is available at City Hall for each property. The map gives a sense of present use in Auburn, although the actual use for any one lot is based on the tax records.

Perhaps most notable of the areas that are zoned differently than they are used is the current agricultural use and the fact that all property on Midland Street is not business, even though it is for the most part zoned for business.

### Current Auburn Zoning

**Map M-3** (p. 25) is our present zoning. Again, this is a representation of detailed information that is available at City Hall for each property. The map has not significantly changed in recent years. The two most recent re-zonings involved residential properties that were immediately adjacent to the Business zone and were re-zoned for business.

In **Table Z-1** (p. 26) is a page from our Zoning Ordinance that defines the zones in Auburn:

- Residential 1
- Residential 2
- Residential 3
- Residential 4
- Business
- Industry

### Residential Lots

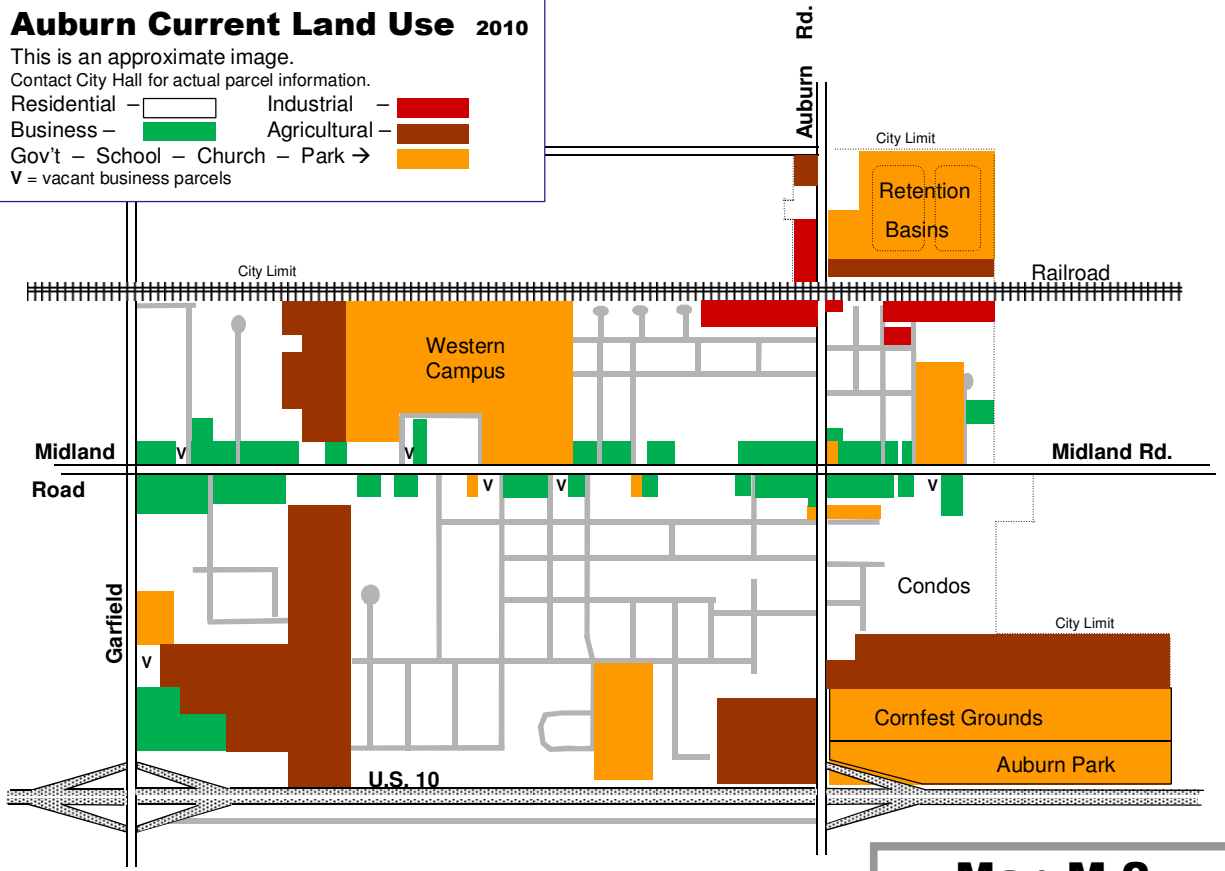
Auburn, because of its early development and recent growth has a great variety of lot sizes. On the City's east side near Auburn and Midland Roads, the "old" city lots are as small as 5,000 square feet, with 50 feet of street frontage.

Perhaps the largest lots were developed on Ren-Shar Drive. Many of those lots are as large as 29,900 square feet and 100 feet of frontage. Our newer developments average 8,500 square feet with 80 feet of street frontage.

### Auburn Current Land Use 2010

This is an approximate image.  
Contact City Hall for actual parcel information.

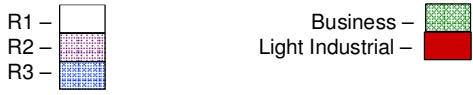
- |               |   |                |   |
|---------------|---|----------------|---|
| Residential - |  | Industrial -   |  |
| Business -    |  | Agricultural - |  |
| Gov't -       |  | School -       |  |
| Church -      |  | Park -         |  |
- V = vacant business parcels



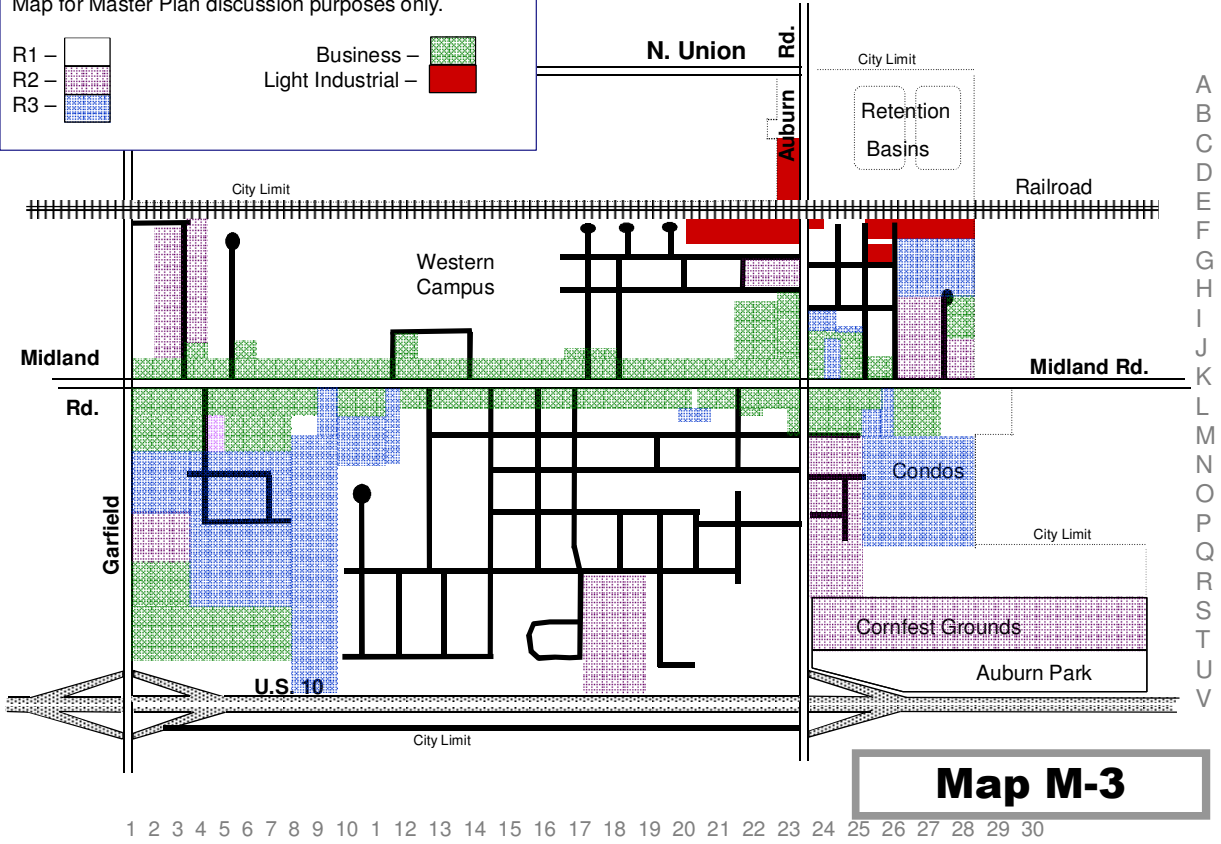
**Map M-2**

# Auburn Zoning 2010

This is an approximate facsimile of the 2010 Zoning Map for Master Plan discussion purposes only.



The printed Master Plan utilized the Bay County GIS map for this.



**Map M-3**

**Zoning Table Z-1 – reprinted from Auburn Zoning Ordinance**

**SECTION 306. INTENT AND PURPOSE TABLE. A.**

| <b>CITY OF AUBURN<br/>INTENT AND PURPOSE OF ZONING DISTRICTS</b> |  |
|--|--|
| <b>R-1<br/>Residential<br/>Single and Two Family</b>             | This district is intended for single and two family residential uses. The purpose of this zone is to encourage a residential environment of low-density dwellings and planned unit developments.   |
| <b>R-2<br/>Residential<br/>Single and Two Family</b>             | This district is intended for single family and two family residential uses together with compatible recreational and institutional uses. The purpose of this zone is to encourage a residential environment of low-density dwellings and planned unit developments.   |
| <b>R-3<br/>Multiple Family</b>                                   | The intent and purpose of this district is to provide a variety of housing styles, designs and costs to meet the needs of existing and potential residents while promoting development and preservation of neighborhoods of higher density than in the R-1 and R-2 districts.  |
| <b>R-4<br/>Manufactured<br/>Home<br/>Development</b>             | The R-4 Manufactured Home Development district is intended to preserve the interests of alternate types of residential developments that should be permitted in every community and to protect the residents of any manufactured home type development. The regulations applicable to this district are considered as minimum standards to be applied to all Manufactured Home Developments in the district. |
| <b>B<br/>Business District</b>                                   | The intent and purpose of this district is to provide neighborhood shopping areas to meet the day-to-day shopping, service and professional needs of area residents as well as to provide essential service needs to the highway traveler and to accommodate businesses serving a regional market.   |
| <b>I<br/>Industrial</b>  | This district is intended for light industrial uses and also permits nonretail business and service establishments. It is designed to permit manufacturing, production, processing, assembling, packaging and treatment of products from previously prepared or finished products. The purpose of this district is to promote industrial areas that are protected from incompatible uses.                    |

## **Housing**

Housing is one of the most important land uses within the City of Auburn. This section will detail the characteristics of the City's housing stock by type, age and value.

### **Housing Types**

**Single Family:** The primary housing type within the City of Auburn is the single-family home. Single Family homes are primarily located on subdivided lots within the City that range in size from 5,000 square feet to 30,000 square feet.

**Multi-Family:** The second most common housing unit within the city is the apartment/duplex. There are 15 apartment complexes located within the City. There are 47 individual buildings/duplexes used as apartments. The third most prevalent multi-family units are condominiums. We currently have four.

Altogether, these multi family living units total 66.

**Table H-1  
Auburn Duplexes 2008**

| Street<br>Number                          | 2008 Auburn Duplexes  | Units     |
|---|---|-----------|
|   | <i>Sorted by street name</i>  |           |
| <b>212-214</b>                            | <b>Countryview Lane</b>   | <b>2</b>  |
| <b>105-107</b>                            | <b>Edward St.</b>   | <b>2</b>  |
| <b>110</b>                                | <b>Edward St.</b>   | <b>2</b>  |
| <b>116</b>                                | <b>East Elm St.</b> (two buildings)                                 | <b>2</b>  |
| <b>103-105</b>                            | <b>Grant St.</b>  | <b>2</b>  |
| <b>306-308</b>                            | <b>Grant St.</b>  | <b>2</b>  |
| <b>317</b>                                | <b>Maple St.</b>  | <b>2</b>  |
| <b>312</b>                                | <b>Maple St.</b>  | <b>2</b>  |
| <b>200 - 202</b>                          | <b>Mustang Lane</b>   | <b>2</b>  |
| <b>204 - 206</b>                          | <b>Mustang Lane</b>   | <b>2</b>  |
| <b>300 - 302</b>                          | <b>Mustang Lane</b>   | <b>2</b>  |
| <b>201-203</b>                            | <b>Mustang Lane</b>   | <b>2</b>  |
| <b>200</b>                                | <b>Noble St.</b>  | <b>2</b>  |
| <b>115</b>                                | <b>North Auburn</b> (upstairs rental)                               | <b>2</b>  |
| <b>929 - 927</b>                          | <b>Palamino Way</b>   | <b>2</b>  |
| <b>931 - 933</b>                          | <b>Palamino Way</b>   | <b>2</b>  |
| <b>937-939</b>                            | <b>Palamino Way</b>   | <b>2</b>  |
| <b>936-938</b>                            | <b>Palamino Way</b>   | <b>2</b>  |
| <b>109-111</b>                            | <b>Park St.</b>   | <b>2</b>  |
| <b>319-321</b>                            | <b>Roberts St.</b>  | <b>2</b>  |
| <b>400</b>                                | <b>South Auburn Road</b>  | <b>2</b>  |
| <b>601-601.5</b>                          | <b>West Elm St.</b>   | <b>2</b>  |
| <b>229</b>                                | <b>West Midland Road</b><br>( two apt. in house & live-in “garage”) | <b>3</b>  |
| <b>22 buildings with total units of →</b> |   | <b>47</b> |



**Table H-2**  
**Auburn Apartment Complexes 2008**  
(excluding duplex buildings)

| Name – (10 owners)  | Address   | buildings at site ⇨ | ↻ | Total      |
|---|---|---------------------|---|------------|
|   |   |                     |   | Units      |
| apartment building  | <b>110 East Elm</b>                             | <b>1</b>            |   | <b>4</b>   |
| apartment building  | <b>200 North Auburn</b>                         | <b>1</b>            |   | <b>4</b>   |
| <b>Auburn Farms Subdivision</b>                           | <b>4799 Garfield Road</b>                       | <b>2</b>            |   | <b>12</b>  |
| <b>Auburn Square Apartments</b><br>(rent based on income) | <b>4815 Garfield Road</b>                       | <b>2</b>            |   | <b>24</b>  |
| <b>Edsall Apartments</b>                                  | <b>219 W Midland Road</b><br>south of road      | <b>1</b>            |   | <b>11</b>  |
| <b>Heather Downs Apartments</b>                           | <b>North end of Moll</b>                        | <b>2</b>            |   | <b>24</b>  |
| <b>Marshall Apartments</b>                                | <b>410 E Midland Rd.</b>                        | <b>1</b>            |   | <b>6</b>   |
| <b>Schmidt Court Apartments</b>                           | <b>Schmidt Court</b><br>Behind auto parts store | <b>1</b>            |   | <b>12</b>  |
| <b>Somerset Apartments</b>                                | <b>205 W. Midland Road</b>                      | <b>1</b>            |   | <b>12</b>  |
| <b>Woods Apartments</b>                                   | <b>300 Park St.</b>                             | <b>2</b>            |   | <b>24</b>  |
| <b>Totals →</b>   |   | <b>15</b>           |   | <b>133</b> |

**Table H-3**  
**Auburn Senior Living 2008**

| Name –                               | address                                      | buildings at site ⇨ | ↻ | Total     |
|--------------------------------------|--|---------------------|---|-----------|
|                                      |  |                     |   | Units     |
| <b>Plainview Senior Neighborhood</b> | <b>200 Plainview</b><br>south off Midland Rd | <b>1</b>            |   | <b>19</b> |

**Table H-4**  
**Apartments Above Commercial in Business Zone**  
**2008 Inventory**

| <b>Address</b>               | <b>1<sup>st</sup> Floor Use</b> | <b># of Apt Units</b>                    |
|------------------------------|---------------------------------|--|
| <b>200 West Midland Road</b> | hair salon                      | <b>1</b>                                 |
| <b>101 West Midland Road</b> | bar                             | <b>4 above &amp; 4 in separate bldg.</b> |
| <b>108 South Auburn Road</b> | office                          | <b>1</b>                                 |
| <b>110 South Auburn Road</b> | barber                          | <b>2</b>                                 |
| <b>221 East Midland Road</b> | office/ health                  | <b>4</b>                                 |
|                              | <b>Total →</b>                  | <b>12 @ 2<sup>nd</sup> level</b>         |

**Table H-5**  
**Foster Care Homes in 2008**

| <b>Name /Location</b>                                       | <b>Bldg.</b> | <b># people capacity</b> |
|---|--------------|--------------------------|
| <b>Auburn Heights Senior Care      110 North Auburn</b>     | <b>1</b>     | <b>20</b>                |
| <b>Rose Gait                      805 West Midland Road</b> | <b>1</b>     | <b>12</b>                |
| <b>Saginaw Bay Human Services      308 Ireland St.</b>      | <b>1</b>     | <b>6</b>                 |

**Table H-6  
Auburn Condominiums 2008**

| Name                         | Buildings | Units      |
|------------------------------|-----------|------------|
| Erin Manor*                  | 8         | 28         |
| Lee Willow*                  | 8         | 26         |
| Pheasant Run*                | 5         | 19         |
| Auburn Heights*              | 6         | 10         |
| Auburn Farms<br>208 Mustang  | 3         | 19         |
| Auburn Farms<br>930 Palamino | 2         | 10         |
| <b>Total →</b>               | <b>32</b> | <b>112</b> |

\* All of these are located east of Auburn Road (Nine Mile) and south of Midland Road

**Manufactured Homes**

As of 2010 this category of housing was not represented within the city. The City’s only manufactured home park was located south of Midland Road and east of Auburn Road. The property was sold and developed for business purposes. The Census uses the category of “Mobile home” and that is reflected in the following chart. \* Footnote 4

Table H-7 identifies the following housing composition for the City of Auburn.

**Table H-7  
Auburn Housing Composition**

| Type           | 1980       |            | 1990       |            | 2000       |            | 2008        |            |
|----------------|------------|------------|------------|------------|------------|------------|-------------|------------|
|                | Number     | % of total | Number     | % of total | Number     | % of total | Number      | % of total |
| Single Family  | <b>576</b> | 85%        | <b>598</b> | 80%        | <b>627</b> | 74.1%      | <b>657</b>  | 74.8%      |
| Multi Family   | <b>96</b>  | 14%        | <b>144</b> | 19%        | <b>208</b> | 24.6       | <b>224</b>  | 25.2%      |
| Mobile Home    | <b>10</b>  | 1%         | <b>10</b>  | 1%         | <b>11</b>  | 1.3%       | <b>zero</b> | 0%         |
| <b>Total →</b> | <b>682</b> |            | <b>752</b> |            | <b>846</b> |            | <b>881</b>  |            |

Footnote 4

Source:

DP-4 Profile of Selected Housing Characteristics: 2000, 1990, 1980

Auburn Data Set: Census 2000 Summary File 4 (SF4) – Sample Data

## Housing Occupancy

Occupancy characteristics for 1980 and 1990 and 2000 are presented in the following table. As would be anticipated with a high portion of homes of a single-family detached variety, the city of Auburn has a high rate of home ownership.

Occupancy Characteristics of Existing Housing Units for the City of Auburn. *Footnote 5*

**Table H-8**  
**Auburn Existing Housing**

| Type of Units          | 1980   |          | 1990   |          | 2000   |          |
|------------------------|--------|----------|--------|----------|--------|----------|
|                        | Number | Per Cent | Number | Per Cent | Number | Per Cent |
| Year Round Housing     | 682    | 100%     | 752    | 100%     | 867    | 100%     |
| Occupied Housing       | 669    | 98       | 727    | 97       | 842    | 97.1%    |
| Vacant Housing         | 13     | 2        | 25     | 3        | 25     | 2.9%     |
| <b>Owner Occupied</b>  | 500    | 73       | 521    | 72       | 611    | 72.6%    |
| <b>Renter Occupied</b> | 169    | 25       | 206    | 28       | 231    | 27.4%    |

Footnote 5

**Source:**

QT-H1 General Housing Characteristics: 2000, 1990, 1980  
Auburn Data Set: Census 2000 Summary File 1 (SF1) 100% Data

As indicated in the above table, the percent of occupied housing units in the city is stable.

Renter occupied year round housing went from 25% to 28% to 27.4% . It was virtually unchanged in the past 2000 census.

This information confirms that the City has a stable housing stock with the ratio between owner occupied units and rented units remaining primarily constant between 1980 and 2000.

**Table H-9  
Auburn Housing Tenure**

**Housing Tenure** (meaning how long people have been residents) *Footnote 4*

| <b>Year Householder moved into unit</b> |     |       |
|---|-----|-------|
| 1999 through March 2000                 | 160 | 18.9% |
| 1995 through 1998                       | 241 | 28.5% |
| 1990 through 1994                       | 124 | 14.7% |
| 1980 through 1989                       | 103 | 12.2% |
| 1970 through 1979                       | 82  | 9.7%  |
| 1969 or earlier                         | 136 | 16.1% |

Footnote 4

Source:

DP-4 Profile of Selected Housing Characteristics: 2000

Auburn Data Set: Census 2000 Summary File 4 (SF4) – Sample Data

Looking at the Housing Tenure, it is worth noting the 3 out of 4 people have only occupied their homes since 1980. Since March 2000 the city has issued 49 residential building permits which means that the ratio of “new” householders would be even higher.

**Table H-10  
Construction Permits**

**New Construction Permits since 1999 total 52.**

| <b>Year</b>    | <b>Homes</b> | <b>Condo/Duplex</b> |
|----------------|--------------|---------------------|
| 2000           | zero         | 1                   |
| 2001           | 4            | 1                   |
| 2002           | 2            | 2                   |
| 2003           | 13           | 4                   |
| 2004           | 3            | 6                   |
| 2005           | 4            | zero                |
| 2006           | 2            | 2                   |
| 2007           | 1            | zero                |
| 2008           | 2            | 2                   |
| 2009           | 1            | 2                   |
| 2010*          | 1 YTD        | zero YTD            |
| <b>Totals→</b> | <b>29</b>    | <b>20</b>           |

\* YTD through May 2010

## Median Housing Value - Assessing

Throughout the nation, housing values have been rising steadily for many years. The City of Auburn, like the nation as a whole, has experienced the same long term trend. The first part of the following table depicts the value of *owner occupied* housing for the City of Auburn and Bay County for 1980, 1990 and 2000.

The second part of the table also depicts the contract rent amount for 1980, 1990 and 2000 in renter occupied units.

**Table H-11**  
**Median Value of Housing in Auburn**

| Category of Housing                                | 1980                                     | 1990                                     | 2000                                     | % change<br>1990 -to- 2000         |
|--|--|--|--|------------------------------------|
| <b>AUBURN<br/>Owner<br/>Occupied<sup>5</sup></b>   | \$42,000                                 | \$54,000                                 | \$100,300                                | 85%                                |
| <b>Bay Co<br/>Owner<br/>Occupied<sup>5</sup></b>   | \$35,800                                 | \$44,000                                 | 84,900                                   | 92%                                |
|  | <b>1980<br/>Contract Rent<br/>Median</b> | <b>1990<br/>Contract Rent<br/>Median</b> | <b>2000<br/>Contract Rent<br/>Median</b> | <b>% change<br/>1990 -to- 2000</b> |
| <b>AUBURN<br/>Renter<br/>Occupied<sup>6</sup></b>  | \$227                                    | \$292                                    | \$389                                    | 33%                                |
| <b>Bay Co.<br/>Renter<br/>Occupied<sup>6</sup></b> | \$228                                    | \$287                                    | \$378                                    | 32%                                |

Footnote 6

**Source:**

QT-H14 Value, Mortgage Status, and selected Conditions: 2000, 1990, 1980  
Auburn Data Set: Census 2000 Summary File 4 (SF4) Sample Data  
Bay County Data Set: Census 2000 ...

Footnote 7

**Source:**

QT-H12 Contract Rent and Gross Rent: 2000, 1990, 1980  
Auburn Data Set: Census 2000 Summary File 4 (SF4) Sample Data  
Bay County Data Set: Census 2000 ...

## Business Zones

Commercial areas – zoned as “Business” - are an important indicator of a community’s viability and sustainability. The goal of commercial development is to have stable and steady growth over a long period of time.

The service area for Auburn is considered to be a five to ten mile radius that takes in portions of the City of Midland (which is closest), and portions of metropolitan Bay City and Saginaw. It is the observation of the City that our business areas are fundamentally healthy, and by our location are often complimentary to shopping destinations in the Saginaw Bay area.

## Tax Rate Data

The city’s non-homestead millage rate is 57.1417 mills. The Auburn homestead property tax rate is 39.147. Three mills were removed from the city taxes in 2008. In the following table the City of Auburn is ranked by the non-homestead rate with 5 area cities.

**Table B-1**  
**2007 Total Property Tax Rates for Area Cities**

This snapshot of Auburn and five cities in our area is from the 2007 Data from the State of Michigan. **The cities are ranked by the Non-Homestead column.**

|                | <b>Total Millage<br/>with Principal Residence<br/>or Ag Exemption</b> | <b>Total Millage<br/>Non Homestead</b> |
|----------------|---|--|
| Midland        | 35.2267   | 50.0138                                |
| Saginaw        | 36.6651   | 54.6651                                |
| Pinconning     | 41.5671   | 59.5671                                |
| <b>Auburn*</b> | <b>42.1256</b>  | <b>*60.1256</b>                        |
| Essexville     | 42.5962   | 60.5692                                |
| Bay City       | 45.6759   | 63.6759                                |

\*Auburn’s 2008 Tax rates are 3 mills less, a reduction of Auburn’s city taxes.

Source: [http://www.michigan.gov/documents/treasury/2007MillageRates\\_232727\\_7.pdf](http://www.michigan.gov/documents/treasury/2007MillageRates_232727_7.pdf)



**Table B-2  
2010 Business Census\* within Business Zone**

|  |  |
|--|--|
| <b>Business's Operating</b>  | <b>70</b>  |
| <b>Vacant Business Locations/Spaces</b><br>(a building or within a building) | <b>10</b> (In only one instance do we have a stand-alone vacant commercial building – it has two vacant business spaces) |
| <b>Vacant Business Lots</b> (bare ground)                                    | <b>8</b> (approximate location on Map M-4)   |

\* Planning Commission Survey December ;09

### **Recent Changes**

Although there are instances of vacant commercial buildings, there has been significant progress in recent years. Auburn's Downtown Development Authority has been very active in beautification projects, including streetscape improvement and building façade programs. Specifically:

- the streetscape completion for the old "downtown" near Midland and Auburn Road
- expansion in 2010 of the streetscape concept on the west end of Midland Road
- the rehabilitation of several commercial buildings and locations

It is anticipated that the city is in good position for further growth when economic conditions improve for the area and state.

### **Business Zones**

Business Zones within the City of Auburn are a combination of two cluster areas and a linear business zone. The linear business area is located along Midland Road from just east of Garfield Road to Roberts Street.

Cluster developments within the City of Auburn are:

- The Central Business District which is located on Midland Road between Robert Street and Park Street.
- The Auburn Square Shopping Plaza which is located at the corner of Garfield and Midland Roads.
- The highway service commercial area on Garfield Road north of U.S. 10.

## **Central Business District (CBD)**

The City of Auburn's CBD surrounds the historic "downtown" of Auburn, and is primarily made up of businesses that provide consumers with convenience, comparison and service style opportunities. The district encompasses old buildings that have been rehabilitated and repurposed in recent years.

The following features are identified as positive features of the CBD:

- + Access to the CBD is excellent
- + The City is a stable community
- + The City has an active Downtown Development Authority
- + The City/DDA has accomplished the establishment of a Midland Road streetscape and removal of overhead wires. Both on and off street parking was improved and completed in 2007.
- + The traffic signal and pedestrian signals were upgraded in 2007.
- + The City is committed to supporting further improvements for the CBD by exploring opportunities for further aesthetic improvements.

The following features were identified as negative features of the CBD.

- Lack of structural design theme or common appearance.
- One automotive service business has a storage yard and a separate residential building on the property.

### ***Auburn Square Business Area***

The Auburn Square Business Area consists of businesses that provide consumers with convenience, comparison and service style opportunities.

The following features were identified as positive features of the Auburn Square area:

- + Access to commercial area is excellent
- + Market area is stable
- + Area has unified aesthetics, particularly with the DDA project work in 2010.
- + Well designed parking areas.
- + Re-development of the front lot for new gas pumps, party store, and extra business space.

The following feature was identified as negative features of the Auburn Square Business Area.

- Lack of a mix of business.

### ***Highway Service Business Area***

The City of Auburn's Highway Business Area consists of businesses that provide services related to the needs of highway traveling customers.

The following features were identified as positive features of this business area:

- + Access to the business area is excellent with the full interchange for U.S. 10.
- + U.S. 10 provides a stable market base.
- + The area has well defined parking areas.
- + Area is aesthetically pleasing.

The following features were identified as negative features of the Highway Business Area.

- There has been difficulty in establishing a sustained business (or businesses) in the existing building located in the frontage lot of the hotel which is operating as a Days Inn and Suites in 2010.
- Two access drives are located on the slope for the overpass. Altogether there are 7 commercial driveways and one street intersection within ~500 feet of the U.S. 10 ramps.

### ***Future Trends and Needs for the Business Zones***

While Auburn has sufficient land zoned Business, future business growth for the City of Auburn will continue to be dependent upon proximity:

- 1) Proximity of a customer base which is strong because Auburn has proximity to a large metropolitan area represented by the tri cities. For those specialty businesses that require a large population base, this can be a real asset.
- 2) Proximity of goods and services. Auburn has shown it can support a basic mix of business outlets that provide convenience for customers in the immediate area.
- 3) Proximity to a “North South” highway. U.S. 10 will continue to be a steady source of business from travelers as long as the city can sustain awareness and a pleasant experience for those that use our exits.

Efforts to support the business zones should remain focused on the pleasant integration of growth as economic conditions allow businesses to fill in our business zone that stretches along Midland Road and Garfield Road.

## **Industrial Land Use**

A review of the Auburn zoning map shows little if any opportunity for expanding the industrial zone.

Auburn's recent history also shows that the industrial zone is healthy and demonstrating growth that is pushing into Williams Township. On both the East and West side of Auburn Road, Williams Township has seen industrial expansion for agricultural services, both immediately adjacent to our city's industrial zone.

Auburn's largest industrial area is located on Auburn Road (a road with an "all weather" classification) and running to the West and adjacent to the railroad such that the business has full rail access. This location is the site of a regional grain elevator and is the largest industrial business within the City. The agricultural complex, as noted above, extends into the township on the North side of the rail line.

The second industrial area is also a regional grain elevator with rail access and truck access on an all weather road. This is located on the north end of Park Street. A second agricultural complex is in the Township on the north side of the rail line.

Within our second light industrial area, between Park and Weber Street, is a utility substation, a home repair business, truck and auto repair, and support services for the grain elevator.

Although industrial land uses are not numerous within the city, the industrial health is an important part of the City's overall viability. Zoning language clearly addresses many buffering techniques that protect the residential viability of the neighborhood. However, the current industrial zone was in place prior to adoption of those standards.

## Recreational Land Use

### Pedestrian Friendly

If “walk-ability” is a measure of a healthy community, Auburn has that. As of the end of 2005 98% of city streets now have sidewalks in place and handicap curb cuts at all intersections. As able, the City clears the sidewalk on Auburn and Midland road during the winter months.

### Parks

One of the most recognizable features of Midland from U.S. 10 is the Auburn Park. This 20 acre site has continued to mature as a multi-purpose community park.

#### Auburn Park features:

- ✓ Year around pavilion with rest rooms
- ✓ Playscape – a comprehensive safe playground for all ages of children and adjacent Gazebo for adults
- ✓ Two sand volleyball courts
- ✓ Winter ice rink with night lights
- ✓ Horseshoe competition pits (12)
- ✓ Fishing pond
- ✓ Walking trail (one mile) with benches
- ✓ Two softball diamonds with night lights and adjacent playground equipment

### Cornfest Grounds

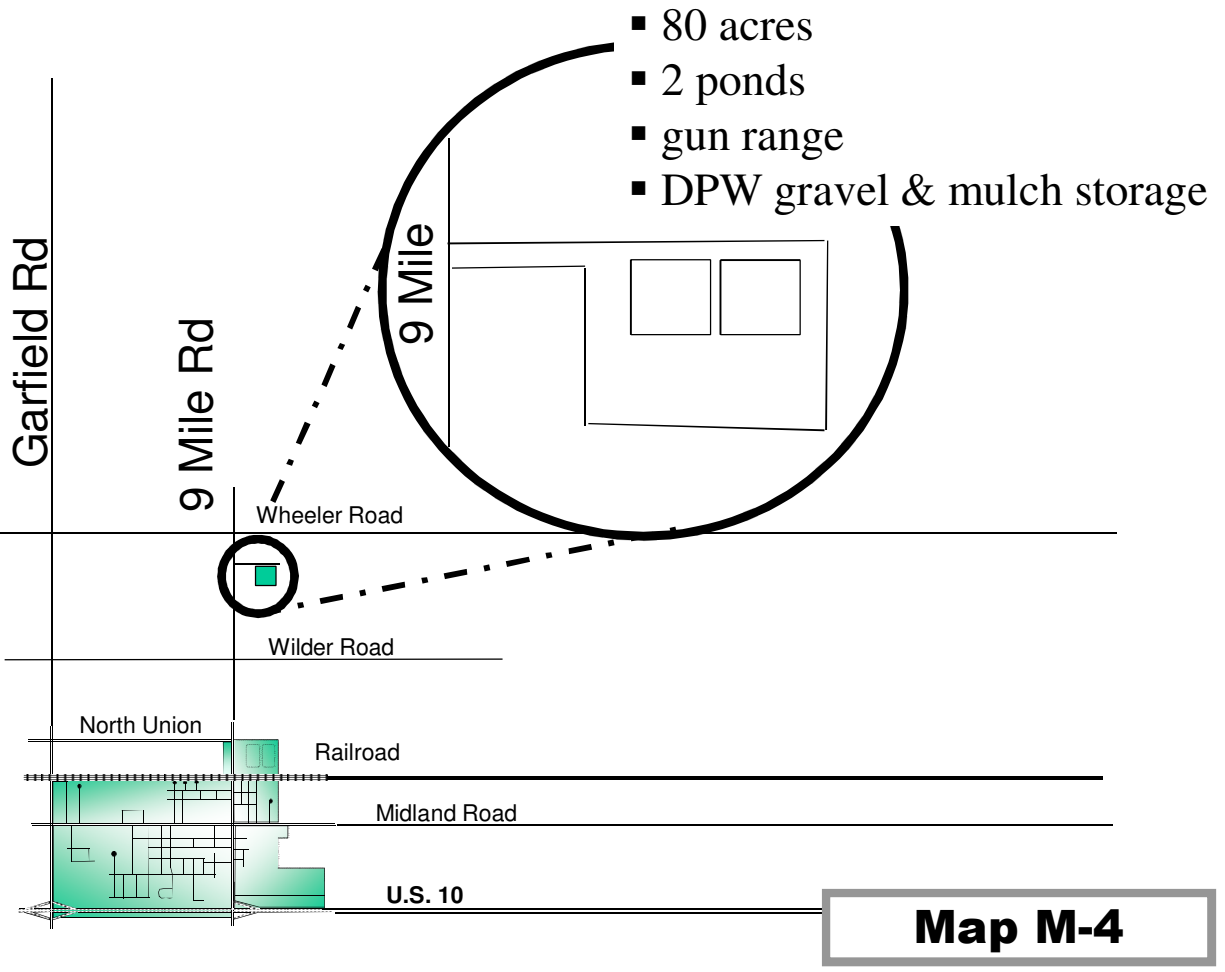
Immediately adjacent to the Auburn Park is the JC’s Auburn Cornfest Grounds which is also 20 acres. This property, with recently planted trees, is home to the annual Auburn Cornfest held in July of each year. It also has a history of use for summer concert/music events.

#### Corner parks:

- 1- A City corner park is located west of Auburn Road near City Hall. Benches are located here.
- 2- A Downtown Development Authority corner park was renovated in 2007 at Midland and Auburn Road. It is landscaped, featuring a brick walkway, clock tower and benches.

### Auburn Gun Range and Ponds

Located about two miles north of the city, this 80 acre parcel provides a gun and archery range available to the public on a published schedule. Ten acres of the property are farmed, and two ponds are located on the site, one of which can be utilized for sewer overburden during heavy rains, and the second is used by the Michigan’s Department of Natural Resources and Environment. See Map **M-4** ( p. 43).



## Community Survey

In 2007 the Auburn Planning Commission conducted a survey with the assistance of Central Michigan University. A full copy of that 21 page report is available at City Hall.

The survey opened with an open ended question about the three most significant strengths of Auburn, and then the three most significant weaknesses. From those responses we have these top four strengths:

- 1) safe/small
- 2) middle of tri-cities
- 3) good school system
- 4) excellent snow removal

And from the responses asking for each person to list their own three most significant weaknesses, we have these four challenges for Auburn:

- 1) high taxes
- 2) lack of malls, restaurants, grocery stores, commercial businesses etc.
- 3) overall look of town ( store fronts, abandoned buildings, junk on lawn)
- 4) low police presence

*It is worth noting here that in the three years since the survey was completed, the Downtown Development Authority has made a significant upgrade in the appearance of Midland Road, most recently seen the streetscape improvements adjacent to the Auburn Square shopping center.*

When the survey turned to specific questions, we were able to measure how Auburn was doing in the specific areas a master plan is concerned with.

- People are very positive about the balance of housing.
- People are divided on whether we have a good mix of business and commercial activity.
- People tend to think we give sufficient recognition to the industrial base, though about 36% are not sure.
- People are overwhelmingly positive about transportation needs being met.
- People tend to think Auburn should do more to promote itself to those outside.
- People believe we should do more to promote ourselves to businesses from other cities.
- People are overwhelmingly positive about Auburn having a good mix of public space available that can be used by the public for recreation.



As part of the 2007 survey, questions were also developed by the City that provided residents an opportunity to talk about their use of the parks and the needs they perceive.

- The preponderance of people reported using the parks one, two or three times. There were about 20% who use the parks 10 times a month.
- The two most frequent reasons to use the parks were to bring children and to exercise or play sports.
- The primary reason for not using the parks was overwhelmingly focused on being too busy or not interested, or other specific reasons. Very few people cited any problem with the parks themselves.
- When asked to cite the most important feature that people look for in the parks there were two answers that prevailed: trails (43%), and playgrounds (24%).
- When asked to cite the second most important feature to them or their family, the three significant answers were trails (17%), picnic shelters (19%), and playgrounds (20%).
- When asked about the most important improvement that could be made, three items stood out: restrooms (15%), drinking fountains (12%), and shade trees (12%).
- When asked about the second most important improvements, the same three items were highly ranked, but they were outranked by a fourth desired improvement, trail lighting (12%).
- In two questions about something to add to the park, both questions brought high support to a bike trail. But there was certainly interest in many other possible improvements.

We also included the demographic questions for the 2007 Survey.

- 60% of the respondents were male.
- 39% were between 35 and 55 years old, 51% age 56 and up.
- The mean for years in Auburn was 22. The median years in Auburn were 18.
- 91% of the people surveyed were homeowners.

The 2007 Survey also asked whether citizens would be in favor of the city and township merging governments to become one unified government.

- 32% said yes.
- 19% said no.
- 49% said they would need more information.

Finally, in a hats off to the City, 91% of the people said they feel like the city of Auburn does a good enough job of keeping them informed on city happenings and events.

( conclusion of the Data Book Section of the 2010 Auburn Master Plan )

## The Plan Section

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### Where Growth is Possible

Our Master Plan Data Section up to this point has been a review of our community that has included its physical assets, the census type profiles of our residents and students, the state of development in various planning zones, our progress in recent years, and community input.

This Plan Section takes a look forward, affirming our priorities. We would seek to provide a direction for growth, and sometimes a specific change. Our Master Plan will be a reference point to which we can go to when planning and budget decisions come before the city. In fact, the Master Plan ought to be one of the key bases for those decisions.

### Undeveloped Parcels

The City of Auburn has a number of parcels undeveloped:

| Map | page... |   |
|-----|---------|---|
| M-5 | 47      | <b>Empty Business Lots</b> (bare ground)  |
| M-6 | 48      | <b>Empty Single Residential Lots</b>  |
| M-7 | 49      | <b>Eight Undeveloped Multi-Home Residential Sites</b>   |
| M-8 | 50      | <b>Undeveloped Multi Home Residential Sites</b><br><i>with estimated housing units possible</i> |

As the Planning Commission has discussed the objectives and goals, we have identified opportunities growth in housing and the related needs of transportation and recreation. How the City fills in over the next 10-20 years will have long lasting consequences for the City.

### Land available for development

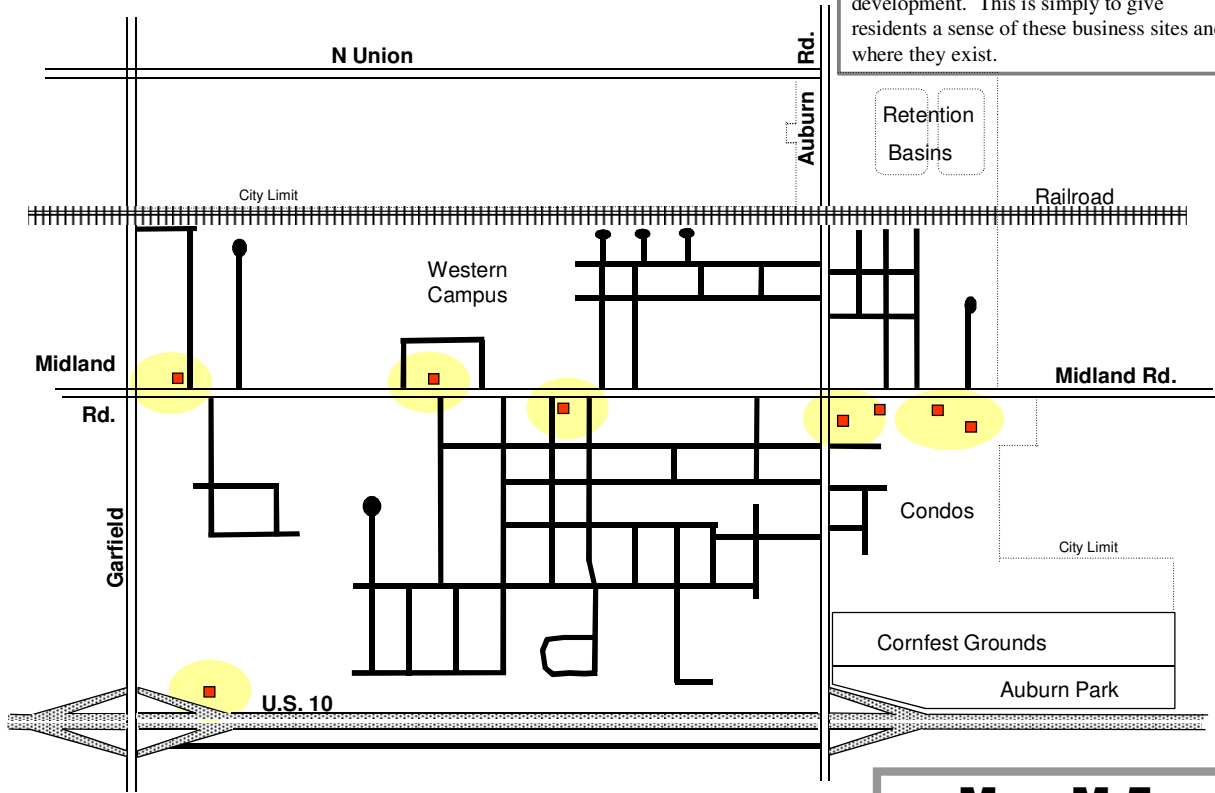
**Map M-7** (p.49) envisions the development of parcels that could provide for at least two single family homes: The potential homes cited are only an approximation. It is the site plans of future developers that give the specifics on how the parcels will be developed. It is also true for the individual lots. Their use depends on whether the property becomes available and whether a site plan is proposed.

The land uses proposed in this final section of the Master Plan displays a vision of how we would desire to see the city fill in its boundaries and enhance the appeal of the city as a community for all ages.

For more on land available for development, see **Table H-12** (p.65) that provides the approximate size and property tax code for the properties identified in **Map M-7**.

# Empty Business Lots\* - Auburn

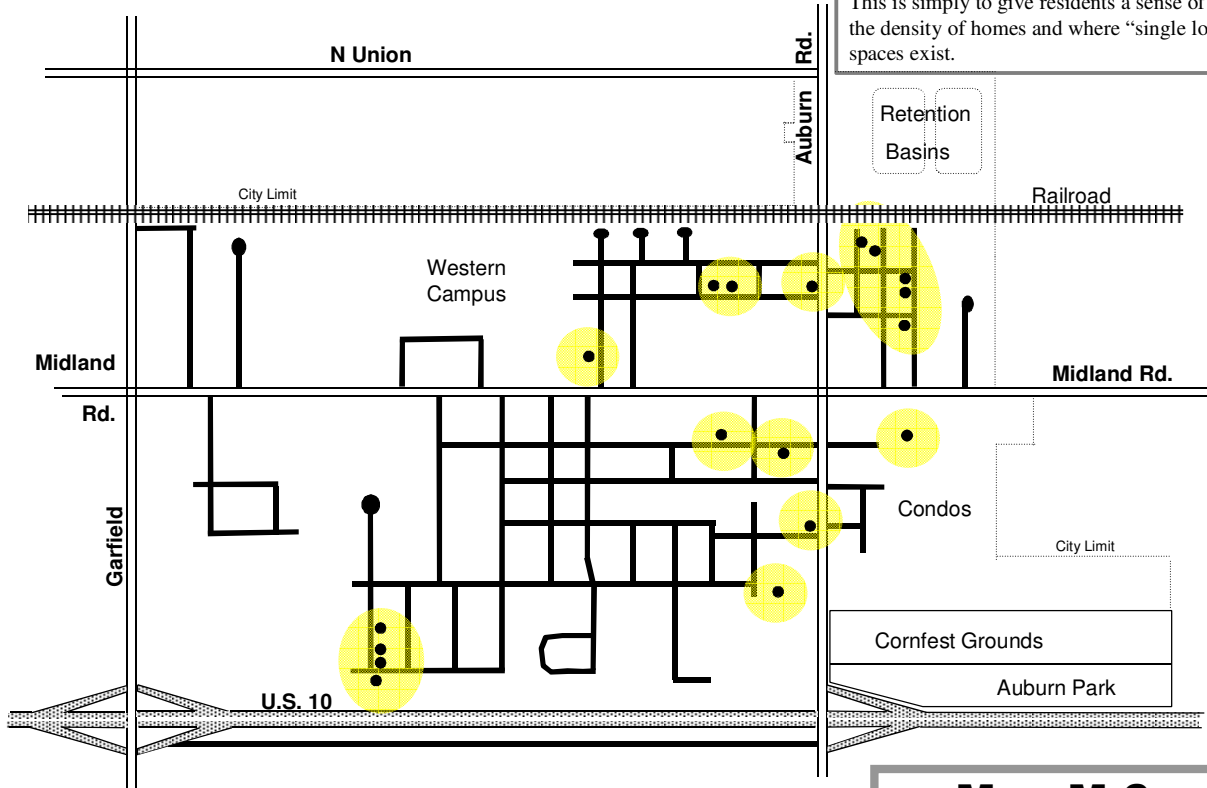
\* The bare ground property sites indicated may or may not be available for further development. This is simply to give residents a sense of these business sites and where they exist.



**Map M-5**

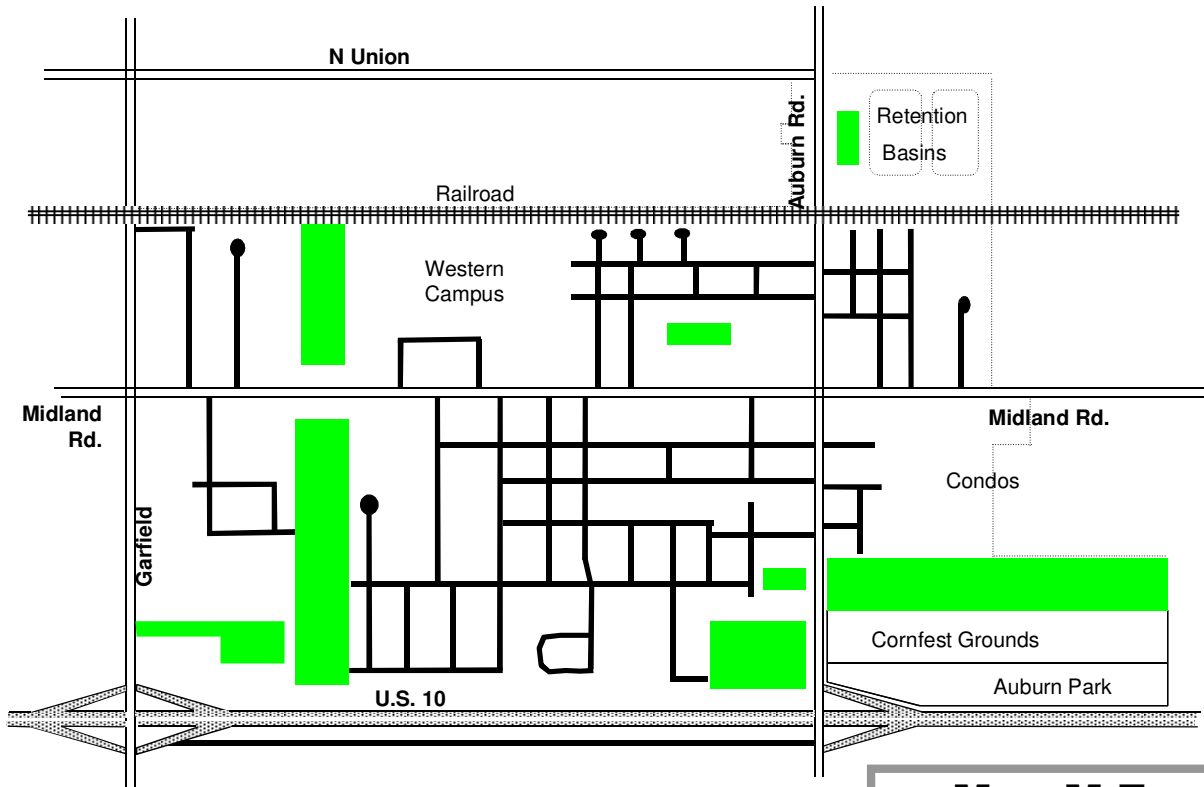
# Empty Single Residential Lots\* - Auburn

\* The property sites indicated may or may not be available for further development. This is simply to give residents a sense of the density of homes and where "single lot" spaces exist.



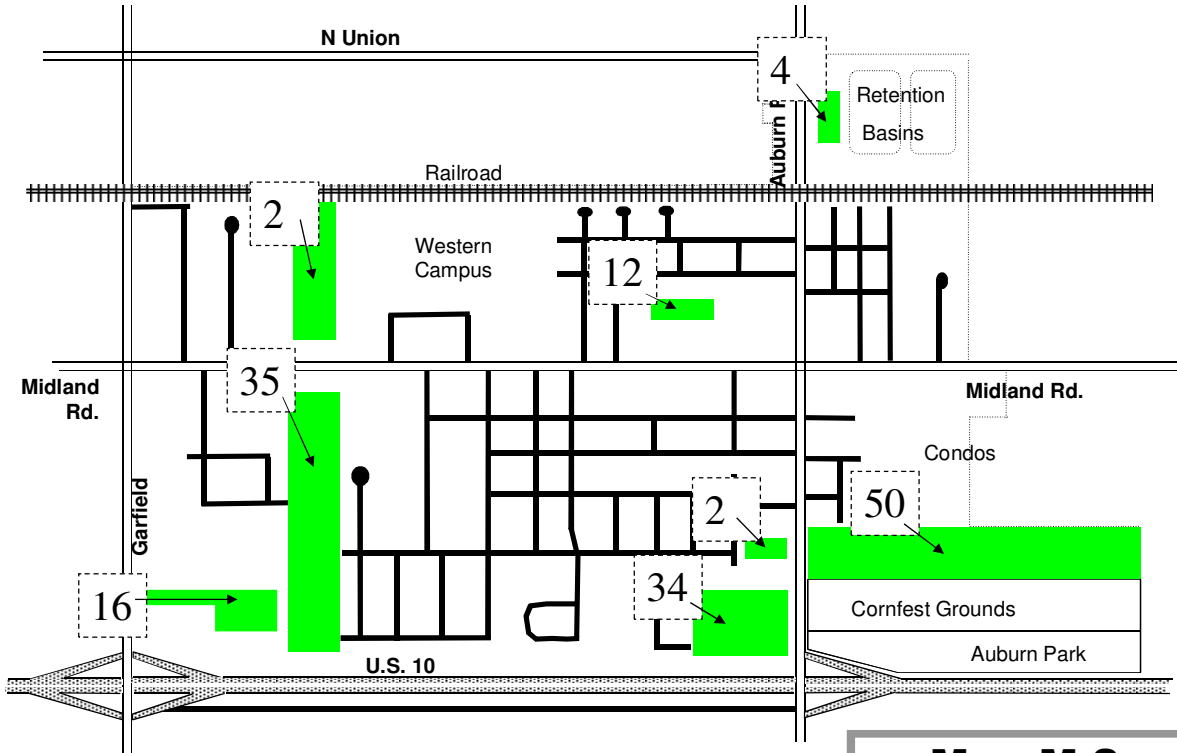
## Map M-6

**8 Undeveloped Multi Home Residential Sites - Auburn**



**Map M-7**

8 Undeveloped *Multi Home Residential Sites* - Auburn  
Potential of ~ 155 dwellings



**Map M-8**

**Standards or criteria to be used for re-zoning:**

When requests are received for re-zoning, the Auburn Planning Commission is committed to following well established zoning principles that ask/require us to consider the impact of the proposed change on all adjoining zones and the consistency of such a proposal with the current Auburn Master Plan.

- Development plans that would ignore the city’s vision and priorities will not be encouraged.
- Development plans that fail to meet the Zoning Ordinance will be rejected.

**Relationship Between the Master Plan and the Zoning Ordinance**

One of the fundamental purposes of a Master Plan is to guide zoning decisions in a clear and logical manner. In order to do this, it is important to know how the Master Plan and Zoning Ordinance districts are related to each other. The Future Land Use categories used in this plan and shown on the Future Land Use map are very similar to the zoning categories. The Zoning Map is included as part of the Zoning Ordinance.

| <b>Future Land Use Map</b>                     | <b>Zoning Map</b>  |
|--|--|
| Residential                                    | Single Family Residential  |
| Residential                                    | Multiple Family Residential  |
| Business                                       | Business   |
| Industrial                                     | Industrial   |
| Parks/Public/Government<br>may be found in ... | Single Family Residential<br>Multiple Family Residential<br>Business |

In each case except the Parks and Public designation, the same names are used for Future Land Use districts and zoning districts. The category of Parks and Public is used on the Existing and Future Land Use maps but is a permitted use, sometimes with restrictions, in almost all districts in zoning and does not have its own mapped district on the zoning map.

While the Master Plan is intended to be a somewhat fluid document, it must also continue to reflect a statement of the community’s needs and desires. In order to achieve this, and to comply with the Michigan Planning Enabling Act, P.A. 33 of 2008, the Plan the must be reviewed at least every five years for both accuracy in data and in a consensus of community opinion.

The Zoning Ordinance includes development requirements such as dimensional standards for each district and what types of uses may be located in each district, among many others. The development requirements contained in the zoning ordinance are only referenced here instead of reprinted, so that changes in the zoning requirements do not create the need to change the Master Plan or give the appearance of conflicting regulations in the City, even though a Master Plan is not a regulatory document.

Specific standards should be used when evaluating a proposed rezoning using the Master Plan and Future Land Use Map. A Planning Commission needs to assess the following things at a minimum before coming to a zoning decision:

- Will the intent and purpose of the proposed zone be consistent with the Master Plan goals?
- Is the proposed rezoning consistent with the Master Plan map?
- Will the change be consistent with surrounding land uses?
- Are there other areas within the city that are suitably zoned for this use?
- Does the change afford one person a benefit not available to others?
- Is there infrastructure necessary to service the new district? Will the change cause a logical extension of existing infrastructure?

On occasion there may be justification to rezone a parcel or area that is not consistent with the Future Land Use Plan or the possibly the Master Plan's goals and objectives. If this happens it should only be done with significant thought and study as well as written justification for the diversion from the Plan to avoid setting a precedent of ignoring or downplaying the importance of the Master Plan's intent and the community's desires. If the change requires an amendment to the Master Plan, the process should start immediately or concurrently with the zoning action.

### **What Does the Future Land Use for Auburn Look Like?**

Looking to the future, we have a concept of future land use for Auburn. **Map M-9** (page 52) reflects desirable future land use with attention drawn to those four areas above that are different from the 2010 zoning. You can also see on this map the adjacent Williams Township land use/zoning.

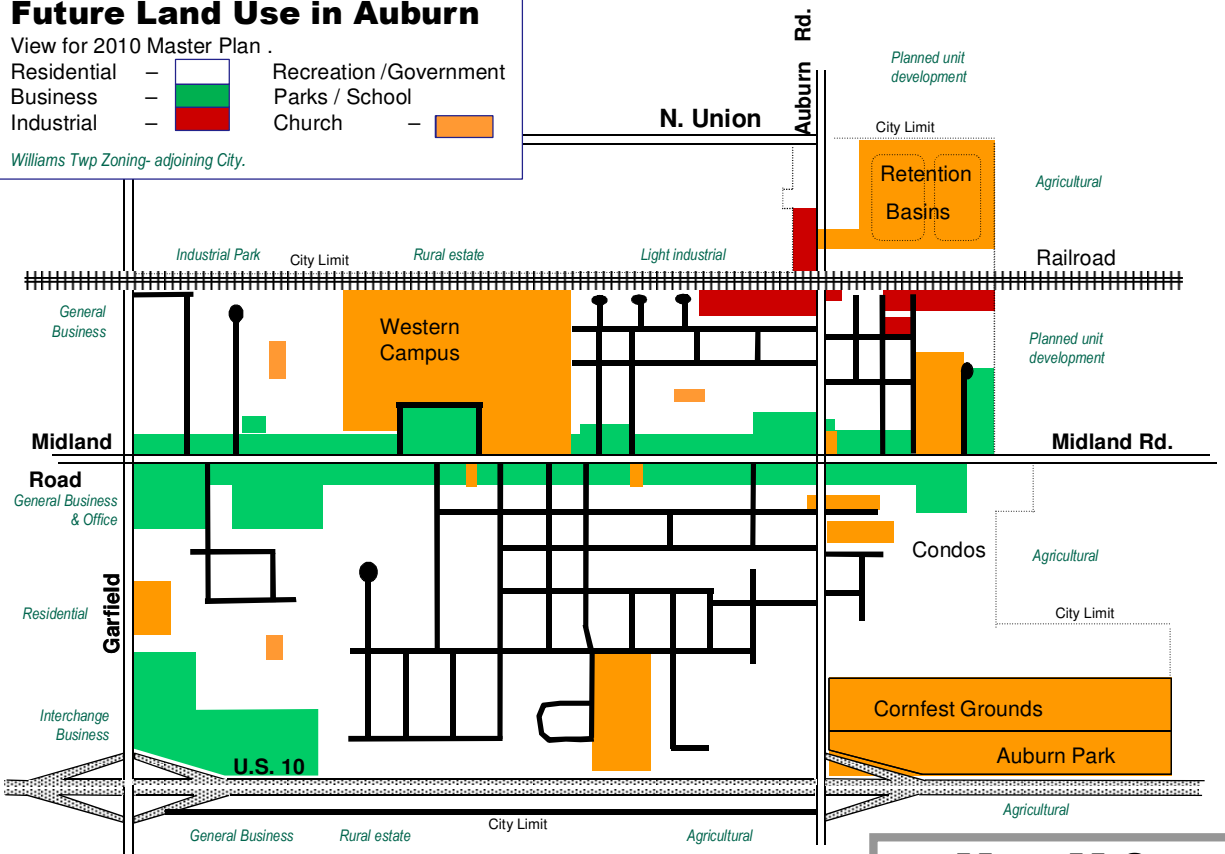


# Future Land Use in Auburn

View for 2010 Master Plan .

- Residential -  Recreation / Government
- Business -  Parks / School
- Industrial -  Church -

Williams Twp Zoning- adjoining City.



**Map M-9**

## **Goals, Policies, and Recommendations For the Growth of Auburn**

The goals are linked to the broad categories of planning. The goals, along with the policies and recommendations for each category follow. Each section then provides further discussion and reference materials. **Map-10** (page 62) that shows where many of the recommendations that follow would apply.

For Auburn the goals lie in these areas:

- I. General Goals** (governmental and land use)
- II. Residential** (from single family to multi-family and manufactured homes)
- III. Recreation** ( including parks)
- IV. Transportation**
- V. Business**
- VI. Industrial**
- VII. Future Land Use**

## General Goals

### a. Intergovernmental Cooperation

*Goals: Statements, broad in nature, which describe the desired end results to be reached, pursuant to an issue.*

#### Goal # 1

**To foster and support inter-governmental efforts where there are mutual goals and/or common ends desired.**

*Policies: Official position statements regarding specific actions or directions the City wishes to take to achieve goals.*

#### Policies:

1. As a matter of policy Auburn shall support regional planning efforts that have a direct bearing on and benefit to the City.
2. Whereas Auburn public safety efforts for fire protection depends on the health and strength of the *Auburn Williams Fire Department*. Auburn shall be active in supporting this city/township public safety program so that needs are sufficiently met.
3. Whereas Auburn public safety efforts for police protection depends on the public support for funding police services, Auburn shall seek to maximize the police protection in balancing budget constraints.

*Recommendations: Physical improvements or actions which should be taken to carry out policies or achieve goals.*

#### Recommendations:

1. The zoning ordinance language should, wherever possible, assure the input of the Auburn Williams Fire Chief when a question of public safety is involved.
2. The City will monitor regional planning efforts to identify decisions and discussions of land use that might affect the City's pattern of development
3. The City should seek ways to make ongoing improvements to the Auburn Police Station, both in facility and equipment so it supports efficiency for police protection and services as we work with area police agencies.

General Goal (continued)

**b. Land Use**

*Goals: Statements, broad in nature, which describe the desired end results to be reached, pursuant to an issue.*

**Goal # 2**

**Auburn will encourage future residential and business development in a compatible manner while seeking to maintain the City's strong single-family residential character.**

*Policies: Official position statements regarding specific actions or directions the City wishes to take to achieve goals.*

**Policies:**

1. The principles of land use transitions should be used where appropriate.
2. Landscape screening/buffering should be used between non compatible uses where land use transition areas are not possible.
3. Land use changes should support and not work against movement toward what can be seen as pleasant, safe, attractive and desirable for the community, supporting the above goal.
4. Planning should provide future opportunities for residential and commercial use while monitoring changes in our industrial zone.
5. Multiple family buildings (more than two family units) or other attached residential units should not be newly permitted in an area that has been predominantly developed as a single family home area.
6. The City over time should maintain a priority on eliminating all non-conforming uses and structures.
7. The city should be proactive in maintaining streets.
8. Recognizing the significant size of the Bay City Public School property within Auburn, the City shall support a positive relationship with the school planners and foster a mutual approach to working on resolution of city/school issues.

**Recommendations:**

1. Sustain the development of the City's Zoning Ordinance to include specific regulations to carry out the above stated policies.
2. Explore lighting standards that minimizes light washing over property other than where it is located. An example of desired street lighting would be the new streetscape lighting along Midland Road.
  - For business lighting, particularly recognizing the extensive common boundary between business and residential use, lighting should not be a detriment to the residential neighborhood.
  - For residential likewise, it would be lighting that reduces the glare from one residence to another.
  - Municipal lighting standards should consider the aesthetics as well as the safety factors.
3. The Planning Commission and Zoning Board of Appeals should give strong consideration to the principles of this Master Plan in considering requests for non-conforming uses and variances.
4. The importance of appropriate building and fence permits should be consistently communicated to property owners to support the city's desire to have strong housing stock and appealing neighborhoods.
5. An annual meeting with local public school principals should be accomplished to foster strong relationships with school planners.

## II. Residential

*Goals: Statements, broad in nature, which describe the desired end results to be reached, pursuant to an issue.*

### Goal #3

**To maintain and strengthen the positive attributes of Auburn’s residential neighborhoods, recognizing both the historic neighborhoods and the newer developments.**

*Policies: Official position statements regarding specific actions or directions the City wishes to take to achieve goals.*

### Policies:

1. The City will make decisions that encourage and foster property maintenance and also make decisions that discourage residential nuisances so that minimum housing standards are consistently met.
2. In Planning the City will minimize any development and infrastructure improvements which would serve to divide neighborhoods.
3. The City will encourage new residential developments to recognize compatibility with existing home designs and to provide for good access to our major streets.
4. The City will strive to encourage a housing supply for all economic groups and ages.

*Recommendations: Physical improvements or actions which should be taken to carry out policies or achieve goals.*

### Recommendations: Through zoning the City should:

1. Support enforcement of housing codes and standards by adapting and adopting necessary codes that clearly improve housing quality.
2. Plan future development and redevelopment of neighborhoods to retain long-term livability for residents. Planning for development should recognize the value of such amenities as parks, street trees, sidewalks, and appropriate buffering between zoning uses and interconnection of those zoning uses.
3. Establish zoning language that would provide an enforceable basis for a noise ordinance for residential, business and industrial zones.

4. Encourage residential development of the large parcel north of the Cornfest grounds. The 19 acre agricultural property north of the Cornfest Grounds (*See Map M-8*) is considered valuable for both single and multiple family. An R-2 zoning would complement the R-3 condominiums to the north and the mixed housing between the condominiums and Auburn Road.
5. Encourage completing the residential opportunity at the North-West corner of the Auburn Road and U.S. 10. This continues to be a prime location for a single family residential area. Development plans should recognize the opportunity to provide a pedestrian link to the Auburn Park that could go beneath Auburn Road discussed in Recreation Goals.
6. Encourage residential development of the large undeveloped parcel west of Ireland Street, between Midland Rd. and U.S. 10 (*See Map M-8*). This 15 acre undeveloped parcel is currently zoned R-3. A very appropriate re-zoning would be R-1. This would complement existing housing on Ireland Court and the R-3 development currently in place on the west. Rezoning would continue to provide the balance of various residential zones that characterize our community.
7. On Auburn Road north of Midland Road (*See Map M-8*) is a former commercial zone created before Auburn business reached west to Garfield Road. The return of that area to a residential zone would be appropriate without limiting business development.

### III. Recreation

*Goals: Statements, broad in nature, which describe the desired end results to be reached, pursuant to an issue.*

#### Goal #4

**The City shall foster the development of recreational opportunities within Auburn, whether within the existing City Park or elsewhere in the City or in support of planning that would involve City boundaries.**

*Policies: Official position statements regarding specific actions or directions the City wishes to take to achieve goals.*

#### Policies:

1. Those planning decisions that would enhance the “walkability” of Auburn, shall be supported by the City.
2. Planning decisions that foster and encourage non-motorized transportation should be encouraged.
3. Auburn shall offer support for regional recreational planning

*Recommendations: Physical improvements or actions which should be taken to carry out policies or achieve goals.*

#### Recommendations:

1. Auburn shall continue support and involvement with a joint recreation board with Williams Township.
2. Efforts to identify an opportunity participate in a “rail trail” connecting Midland and Bay City near the city’s northern border should be encouraged at every level
3. Efforts to provide an enhanced linkage from any regional/community pedestrian path to the Auburn City Park should be encouraged.
4. A neighborhood park would be a desirable development East of the residential block that is on Midland Road and North-East of the Chemical Bank.
5. From a recreational aspect, the development of a paved pedestrian path/trail between Fisher and U.S. 10 would provide more options for cyclists and walkers.
6. A pedestrian link to the Auburn Park that would not require foot or bicycle traffic to cross Auburn Road near the U.S. 10 ramp. Going beneath the ramp would be a safety enhancement and link our largest residential block with the park.
7. A paved path around the retention basin to provide a more versatile path for multiple use. The site is already popular for dog exercise and walkers.



## IV. Transportation

*Goals: Statements, broad in nature, which describe the desired end results to be reached, pursuant to an issue.*

### Goal #4

**The City shall sustain a long term view in matters of changing transportation needs, the design of transportation facilities and maintenance of existing facilities.**

*Policies: Official position statements regarding specific actions or directions the City wishes to take to achieve goals.*

### Policies:

1. Maintenance of existing City streets should receive priority
2. Site Plans that do not envision future transportation needs should be discouraged.
3. The City should take opportunity to acquire property that will provide the ability for future transportation enhancements.
4. Promote joint access and parking for existing and new commercial development on Midland Road.
5. Provide for facilities for non motorized transportation.

*Recommendations: Physical improvements or actions which should be taken to carry out policies or achieve goals.*

### Recommendations:

1. Sustain plans to keep current street projects in the pipeline See **Map M-10**.
2. Development of business or residential uses **between Garfield Road and Ireland Street** should not be approved without a street connector.
3. Development or residential uses between **Appaloosa Pass and Ireland Street** should not be approved without a street connector.
4. The **Green Street** right of way ought to be converted to a pedestrian path between Sycamore and Maple. If a neighborhood park were to be developed East of Sycamore then a Green Street sidewalk could be extended to that property.
5. The City's right of way at the **East end of Ruth** should not be completed as a street because of safety concerns. It would make "short cut" irresistibly attractive to drivers in a hurry. A sidewalk connector would be appropriate.

(continued)

(Recommendations continued)

6. **Nuffer Street** between Grant and Macomber Ave should be converted to a pedestrian path that maintains a city right of way, but gives the property alongside the sidewalk to neighboring homes.
7. **Fisher Street** should eventually be paved between Garfield and Auburn. If the commercial park were to develop at the South East corner of Garfield /U.S. 10 corner, it would be a priority. The road provides a much needed alternative for traffic in event of emergency closures of Midland Road.
8. Amend the zoning ordinance to require joint access where feasible.

## V. Business

*Goals: Statements, broad in nature, which describe the desired end results to be reached, pursuant to an issue.*

### Goal #5

**To support a strong business district zone that provides appropriate local services and goods to the residents and the success of which helps strengthen the City's tax and employment base.**

*Policies: Official position statements regarding specific actions or directions the City wishes to take to achieve goals.*

### Policies:

1. Encourage public and private partnerships to improve the business zone, particularly sustaining improvements to the streetscape, supporting the renewed use of vacant buildings and improvement of public facilities.

*Recommendations: Physical improvements or actions which should be taken to carry out policies or achieve goals.*

### Recommendations:

1. Explore opportunities to support the DDA in their sustained work on the business streetscape that would give our community and business district a strong visual identity
2. Look for opportunities to help in the renewal and revitalization of vacant business buildings/spaces.
3. Encourage professional offices for an area behind McDonalds because that would be a desirable buffer with the area's residential development.
4. Pursue grants for job creation through state and federal sources.

## VI. Industrial

- *Goals: Statements, broad in nature, which describe the desired end results to be reached, pursuant to an issue.*

### Goal #6:

**While the City of Auburn does not identify expansion of our industrial zone as a priority within the City, we do recognize the need to follow economic changes that could alter the use of our industrial zone.**

*Policies: Official position statements regarding specific actions or directions the City wishes to take to achieve goals.*

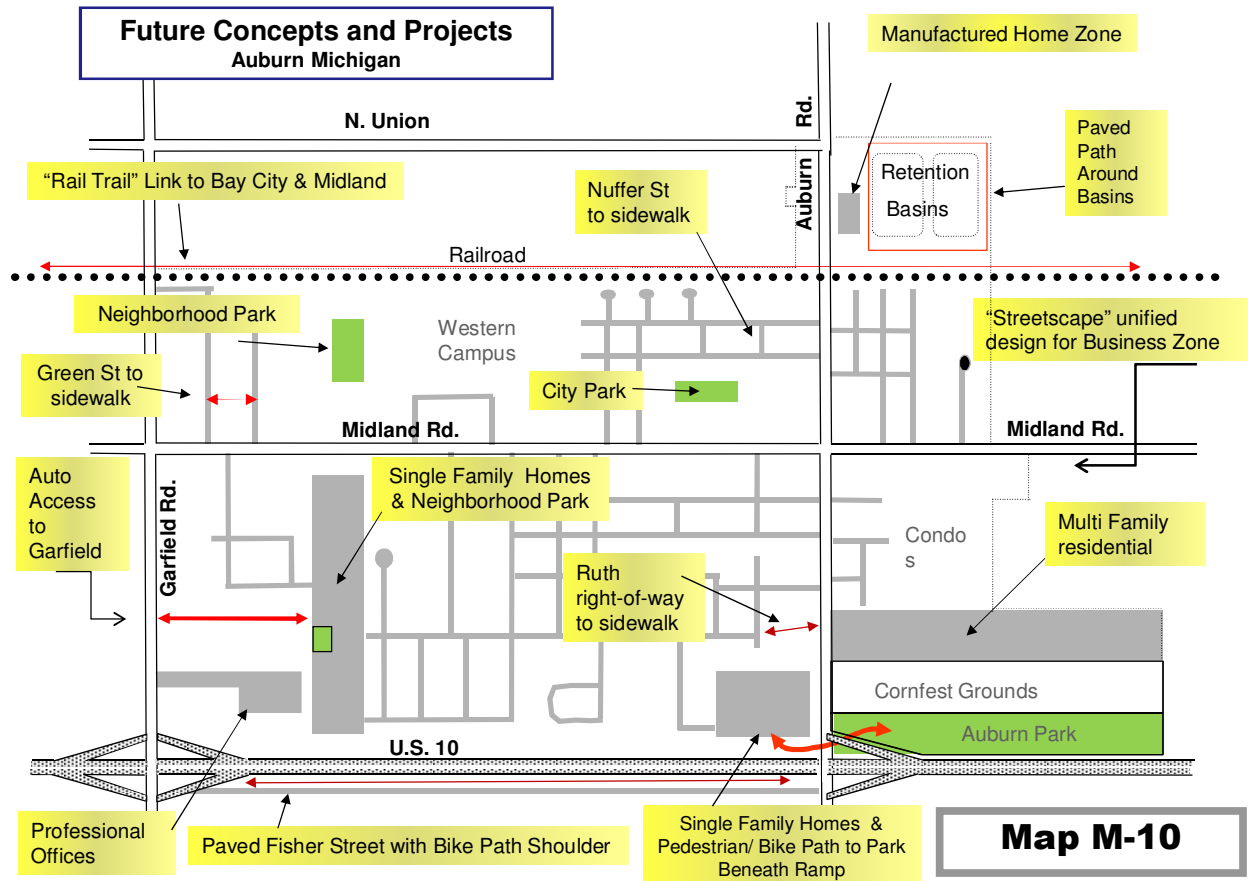
### Policies:

1. Industrial development should be compatible with other land uses.
2. Although space is limited, all new industrial development should be encouraged to develop in our industrial zone to assure access to proper utilities.

3. *Recommendations: Physical improvements or actions which should be taken to carry out policies or achieve goals.*

### Recommendations:

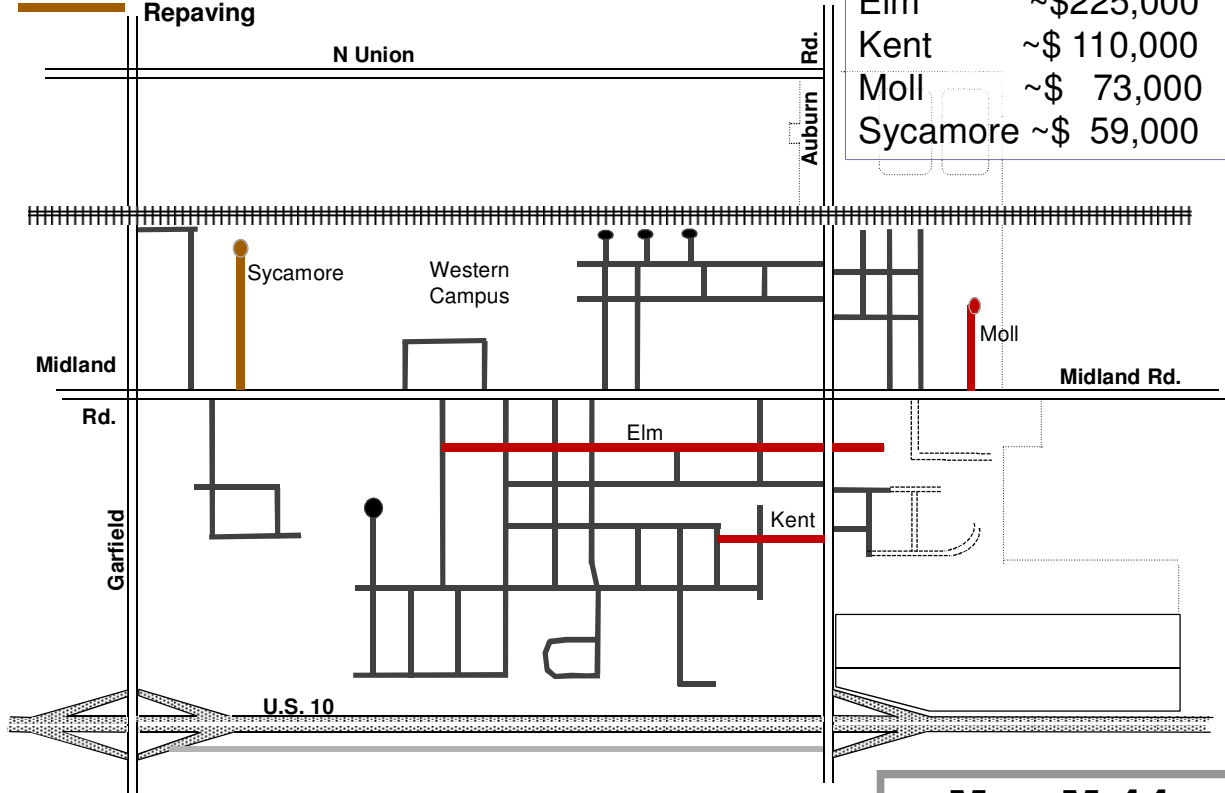
1. Be diligent in evaluating proposed changes in the Industrial Zone so that development meets industrial needs and protects adjacent residential neighborhoods.
2. Maintain strong communications with industry to encourage a better physical boundary between our industrial zone and the adjacent residential areas. Our zoning for new development reflects a buffer standard far higher than the actual buffer for those residential locations. In some cases there is no current buffer at all.



**Auburn Street Projects beyond 2010**

- Reconstruction
- Repaving

| 2010 preliminary est. |             |
|-----------------------|-------------|
| Elm                   | ~\$225,000  |
| Kent                  | ~\$ 110,000 |
| Moll                  | ~\$ 73,000  |
| Sycamore              | ~\$ 59,000  |



7/27/2010

Auburn Map Master -Planning

**Map M-11**

**Table H-12**

Land Available for Development seen in Map M-7.

| <b>Location<br/>Size<br/>(parcel #)</b>  | <b>Potential for<br/>single family<br/>homes</b> | <b>Preferred use of<br/>this property</b>             |
|--|--|---|
| West of McNally subdivision – East of<br>McDonalds and Auburn Farms<br>~15 acres<br>09-150-23-300-110-00   | ~38  | R1 – perhaps<br>change Zoning and<br>make it tighter. |
| North of Auburn Cornfest Grounds<br>~19 acres<br>09-150-023-300-020-00   | ~50  | R1 & R2 desired.<br>Possibly including<br>R3          |
| Northwest of U.S. 10 & Nine Mile –<br>remainder of subdivision<br>14.4 acres<br>09-150-023-400-740-00  | ~34  | R1  |
| West of WHS athletic grounds<br>~10 acres<br><i>Note: Green Street does not reach this parcel.<br/>As of 2008 access is only from Midland Road.</i><br>09-150-023-200-100-00 | ~3   | R-1   |
| East End of Ruth Street<br>09-150-023-400-740-00<br>09-150-023-023-750-00  | ~2   | R-1   |
| West of Retention Basin on Auburn<br>Road- owned by the Bay County Drain<br>Commission in 2008<br>647x366<br>19-150-024-200-190-00   | ~2   | Manufactured<br>Home Zone                             |
| North of Chemical Bank<br>292x528<br>09-150-023-100-310-00   | ~10  | Park & R-1  |
| East of McDonalds - acres<br>8.3 acres<br>09-150-023-300-050-00  | ~15  | R1  |
| East of Budget Inn – zoned business<br>4.8 acres<br>09-150-023-300-030-00  | -----  | Professional Office                                   |
| State Land NE of full interchange<br>20 acres<br>09-150-023-300-010-00   |  | Business  |
| <b>Estimate of remaining residential<br/>growth available →</b>  | <b>~153</b>                                      |   |

Table F-1

|                              |   |
|------------------------------|---|
| <p>Numbered<br/>1 to 7</p>   | <p><b>This captures each footnote</b> used in the Master Plan.</p>  |
| <p>Footnote<br/><b>1</b></p> | <p><b>Source:</b><br/>DP-1 Profile of General Demographic Characteristics: 2000<br/>Auburn Data Set: Census 2000 Summary File 4(SF4) Summary Data<br/>Bay City Data Set: Census 2000 Summary File 1 (SF1) 100 Percent Data<br/>Bay Co. Data Set: Census 2000 Summary File 1 (SF1) 100 Percent Data</p>    |
| <p>Footnote<br/><b>2</b></p> | <p><b>Source:</b><br/>QT-PL Race, Hispanic or Latino, and Age: 2000<br/>Auburn Data Set: Census 2000 Redistricting Data (Public Law 94-171) Summary File<br/>Bay City Data Set: Census 2000 Summary File (SF1) 100 Percent Data<br/>Bay Co. Data Set: Census 2000 Summary File (SF1) 100 Percent Data</p> |
| <p>Footnote<br/><b>3</b></p> | <p><i>Data reported by Bay City Student Services</i></p>  |
| <p>Footnote<br/><b>4</b></p> | <p><b>Source:</b><br/>DP-4 Profile of Selected Housing Characteristics: 2000<br/>Auburn Data Set: Census 2000 Summary File 4 (SF4) – Sample Data</p>  |
| <p>Footnote<br/><b>5</b></p> | <p><b>Source:</b><br/>QT-H1 General Housing Characteristics: 2000<br/>Auburn Data Set: Census 2000 Summary File 1 (SF1) 100% Data</p>   |
| <p>Footnote<br/><b>6</b></p> | <p><b>Source:</b><br/>QT-H14 Value, Mortgage Status, and selected Conditions: 2000<br/>Auburn Data Set: Census 2000 Summary File 4 (SF4) Sample Data<br/>Bay County Data Set: Census 2000 ...</p>   |
| <p>Footnote<br/><b>7</b></p> | <p>QT-H12 Contract Rent and Gross Rent: 2000<br/>Auburn Data Set: Census 2000 Summary File 4 (SF4) Sample Data<br/>Bay County Data Set: Census 2000 ...</p>   |

End of Master Plan Document 2010