

04.26.2019

Kristen Kapelanski, AICP
Manager of Planning
Planning and Economic Development
The City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

Re: 6780 Old Orion Ct. (Lots 16-19) – Proposed Multifamily Development

Ms. Kapelanski,

We are proposing a new multifamily project located at 6780 Old Orion Ct. The site is located on the west side of Old Orion Court. It contains 2.08 acres and is composed of Lots 16,17,18, & 19. This site is predominately vacant except for a one-story commercial structure that we are proposing to demolish. All lots are currently zoned FB-1, flexible business overlay.

The proposed development consists of five identical buildings that will be separated by a small, landscaped, green space in between each building. The buildings will be two stories in height and contain 4 units each for a total of 20. We are proposing to construct a garage space below each building which will allow each unit one covered space. We are proposing 30 additional on-site spaces located at the driveway apron at each structure (20), along the western lot line (8), and along the side of the southernmost building (2) to meet the off-street parking requirements. An outdoor amenity space can be found at the northwest corner of the site. An above ground water detention basin is proposed at the southeast portion of the site. The site will contain ample green space and landscape elements. The exterior building design has not been finalized, but we propose to complement the local neighborhood in scale and height.

The proposed development consists of the following:

1. Five individual buildings containing a total of 20 apartment units.

Buildings A-E

Size:	4,109 square feet +/- (Footprint)
Number of Floors:	2
Number of Units:	4
Building Height:	The exact height has not been determined but will not exceed the ordinance regulations.

2. Proposed Off-Street Parking

- o 50 total proposed parking spaces
 - 20 spaces within the main level covered parking
 - 30 spaces on site

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ARCHITECTS
architecture interiors consulting

The enclosed drawing packet includes a proposed architectural site plan, proposed schematic floor plans, and sample exterior concepts that suggest the potential "look" of the buildings. If you have any questions regarding the project, please contact me at 248-414-9270 to discuss.

Thank you,

A handwritten signature in black ink, appearing to read 'Jeff Klatt', written in a cursive style.

Jeff Klatt, AIA
Krieger Klatt Architects, Inc.