

CITY OF ROCHESTER HILLS

Planning and
Development

DATE: September 12, 2007

TO: Ed Anzek, Director
Planning & Development

RE: Request for Buffer Modification
Covenant Christian Church
City File #79-949.3

FROM: Carla J. Dinkins
Landscape Architect
Planning & Development

As part of a proposed project to resurface a portion of the church parking lot a buffer modification for the western limit of the property is being requested by Pastor Burnell Odoerfer.

Per Ordinance the western limit of the property requires a type "B" buffer. A type "B" buffer requires a width of 25', a 6' high opaque screen wall or fence and sufficient tree plantings to meet the Intermittent Visual Obstruction (IVO).

Currently, the western buffer meets the 25' width required by the type "B" buffer. Along the western limit of the property line there is a narrow strip of existing trees. Based on my inspection of these trees it appears the additional trees would need to be added along portions of the western limit of the site to meet the IVO requirements of no open spaces greater the 10' wide at a level of 20' above the ground.

The type "B" buffer requires a 6' high opaque screen wall or fence. Currently, there is a 4' high berm running parallel to the western property line, from the front of the site to just south of the existing garage. If a few shrubs grouping were planted on this berm it would meet the intent of the 6' high opaque screen wall/fence requirement, hence eliminating the need for a buffer modification for this portion of the buffer. To meet the 6' high opaque screening requirement north of the garage it is recommended that the berm with shrubbery added be extended to the north along to the length of the new parking area