

TIMBERLAND LANDSCAPE

SITE PLAN - PSP2025-0003,
TREE REMOVAL PERMIT - PTP2025-0011,
2581 OLD ADAMS ROAD

CITY OF ROCHESTER HILLS
PLANNING COMMISSION
JANUARY 13, 2026



TIMBERLAND LANDSCAPE

PSP2025-0003, PTP2025-0011

Location

- 2581 Old Adams Rd., including Parcel Nos. 15-30-302-039 and -041, located on the east side of Old Adams Rd. and north of Forester Blvd. and S. Adams Rd., zoned I Industrial District (Project No. J2025-0049)

Request

- Site Plan
- Tree Removal Permit



Looking
Northeast

TIMBERLAND LANDSCAPE

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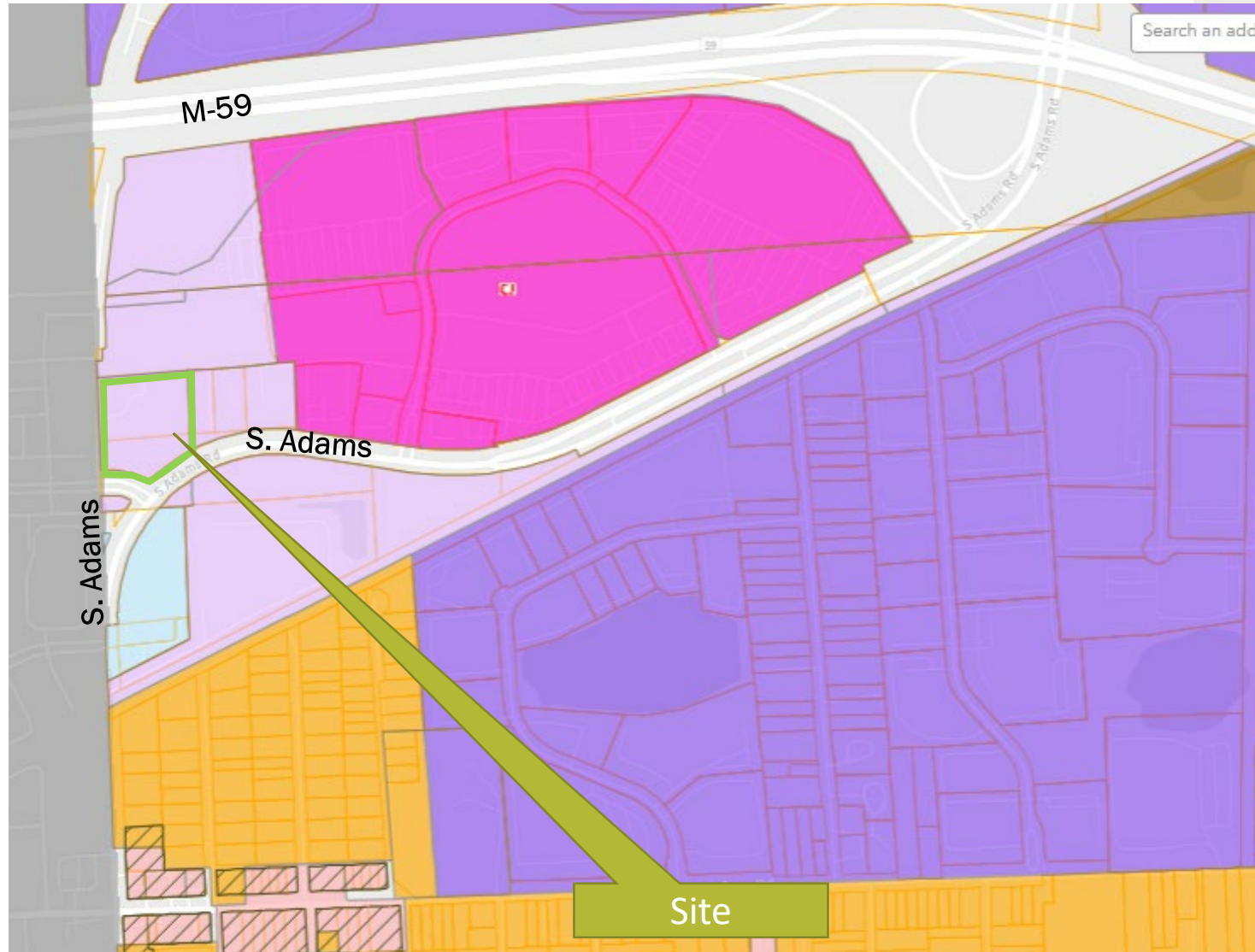
- Site Plan
- Tree Removal Permit



Looking
Southeast

TIMBERLAND LANDSCAPE

PSP2025-0003, PTP2025-0011



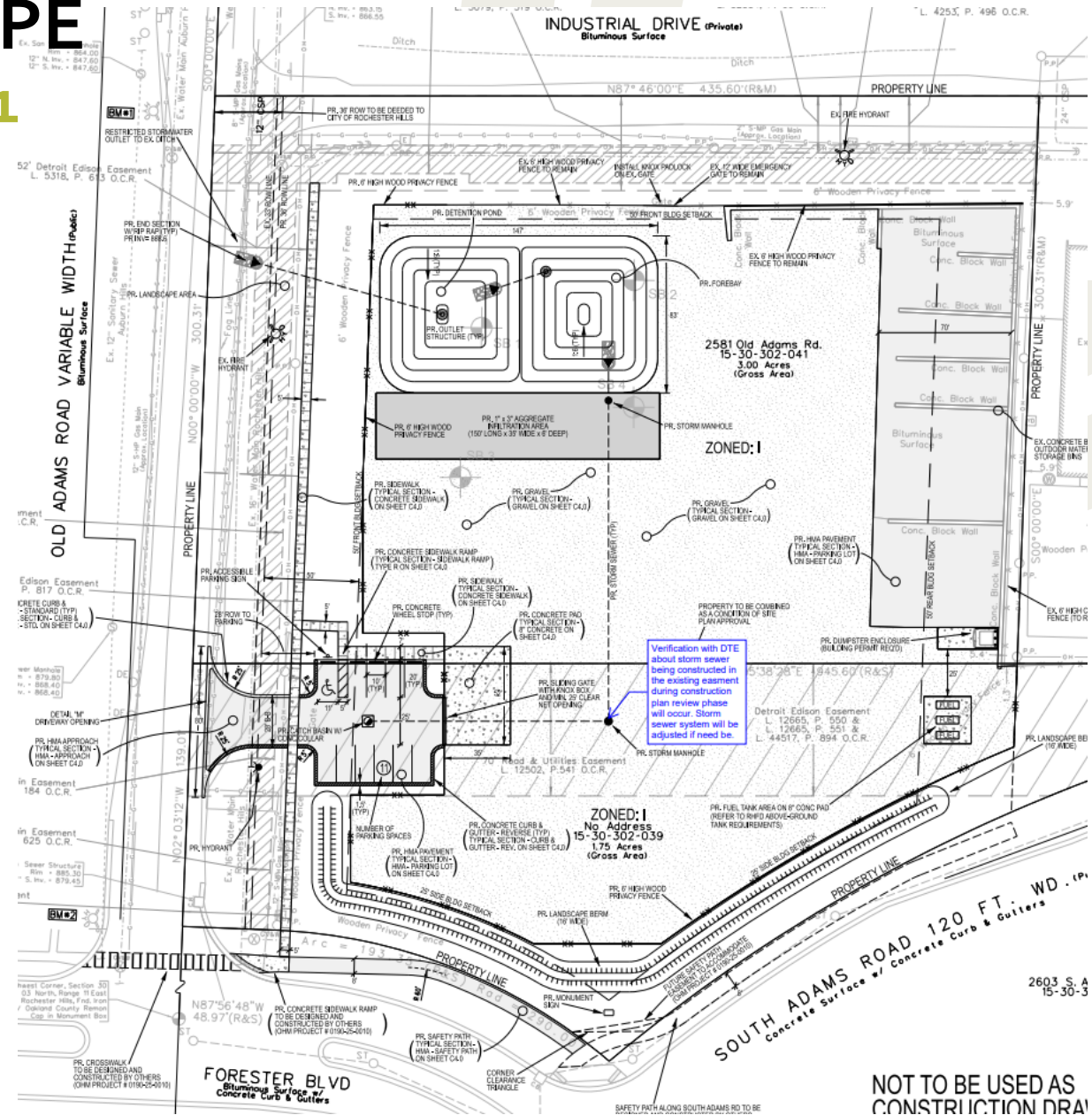
- RE One-Family Residential District
- R-1 One-Family Residential District
- R-2 One-Family Residential District
- R-3 One-Family Residential District
- R-4 One-Family Residential District
- RCD One-Family Residential Cluster District
- RM-1 Multiple-Family Residential District
- RMH Manufactured Housing Park District
- NB Neighborhood Business District
- CB Community Business District
- HB Highway Business District
- BD Brooklands District
- O Office District
- I Industrial District
- SP Special Purpose District
- EC Employment Center District
- FB Flex Business Overlay District
- MR Mixed Residential Overlay District
- PUD Overlay

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PSP2025-0003, PTP2025-0011

• Site Plan

- New dedicated parking area and driveway
- New stormwater facility onsite
- New screening fence and berm combination
- New dumpster and dumpster enclosure
- New landscape material storage area
- New landscaping
- New pathway along Forester, new sidewalk along Old Adams, new crosswalk to west.

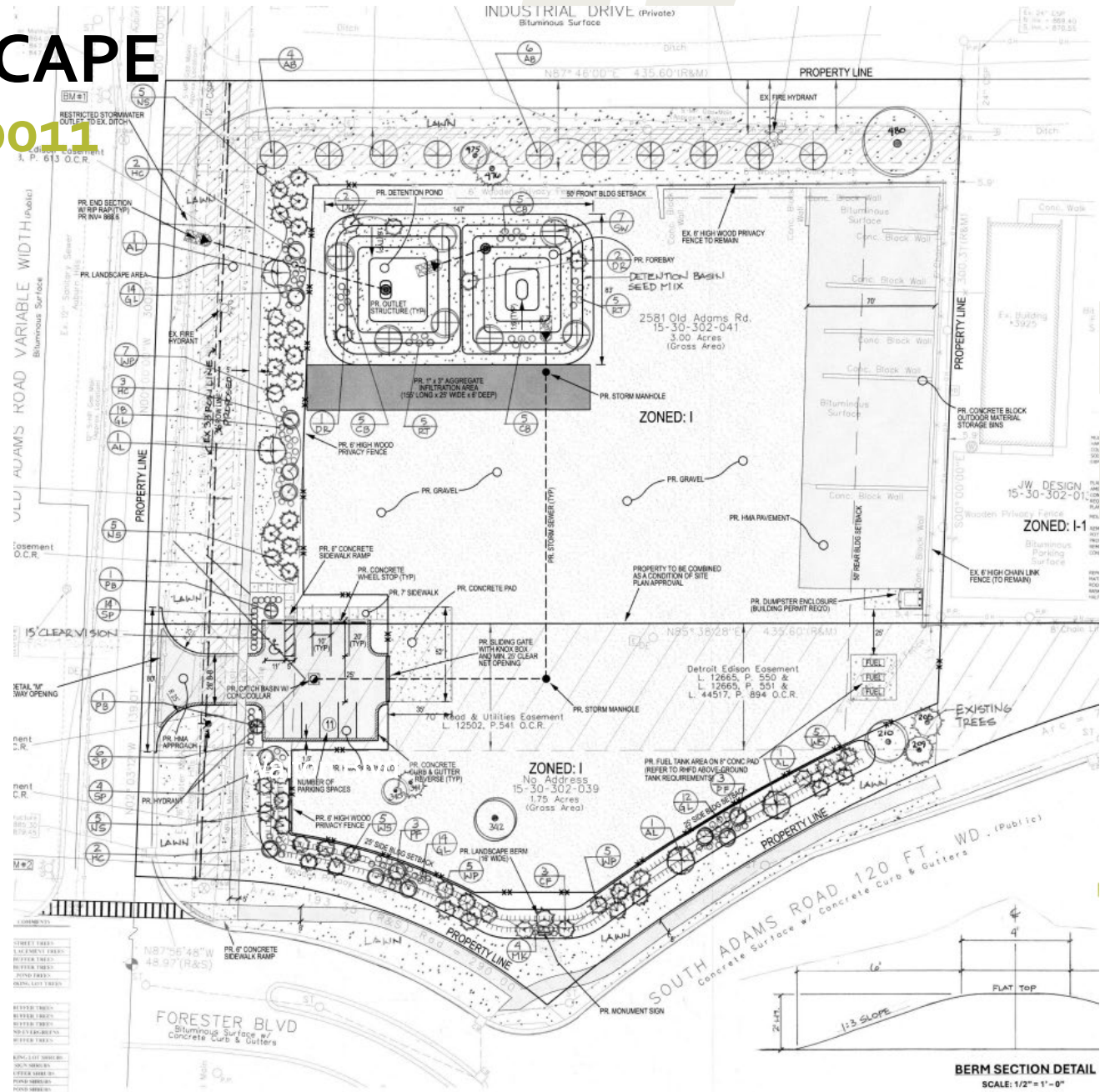


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PSP2025-0003, PTP2025-0011

• Landscape Plan:

- Deciduous Trees: 36 trees
- Evergreen Trees: 50 trees
- Shrubs: 111 shrubs

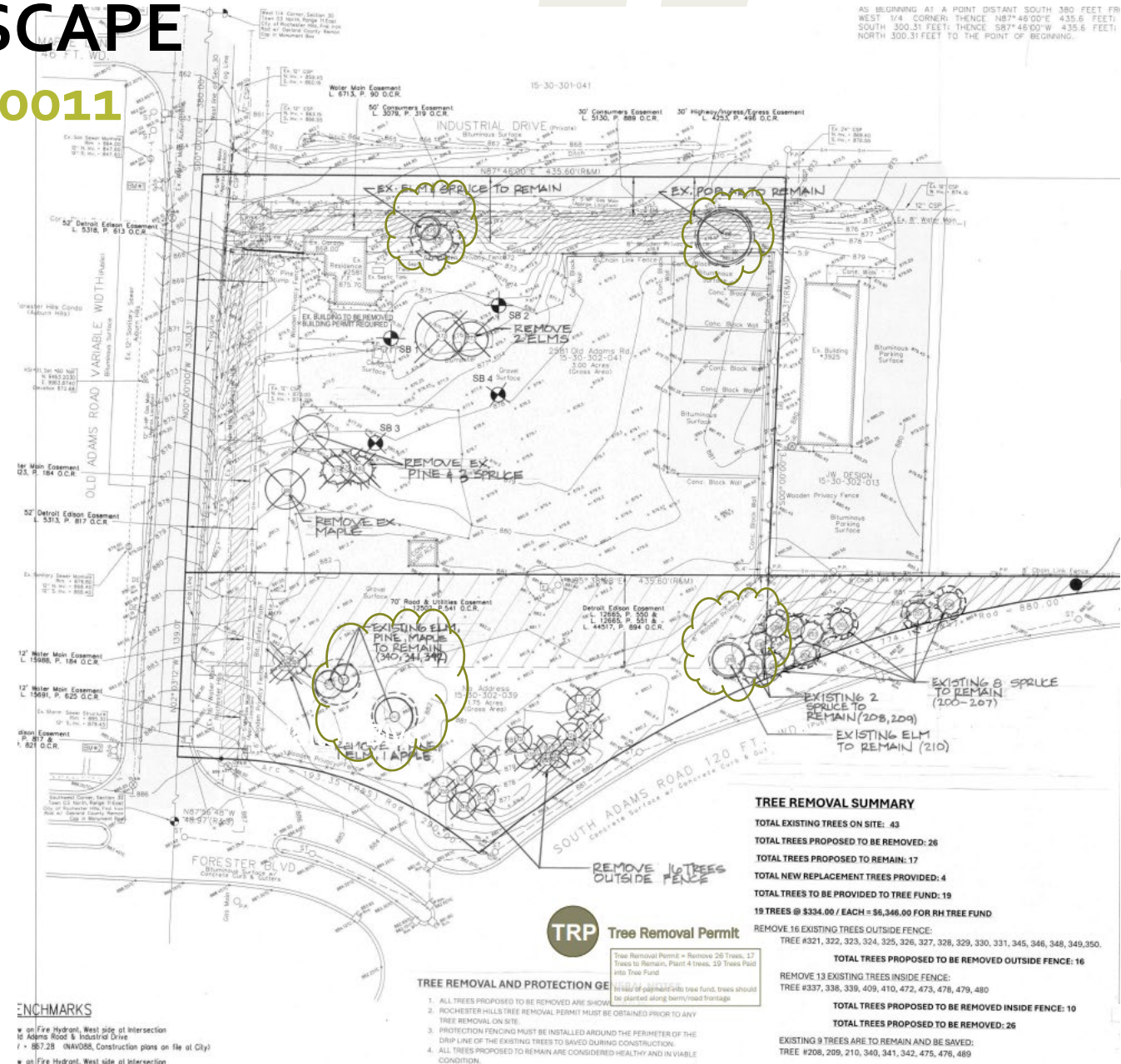


TIMBERLAND LANDSCAPE

PSP2025-0003, PTP2025-0011

• Tree Removal Permit:

- Regulated Trees Onsite: 43 trees
- Regulated Trees to be Saved: 17 trees
- Regulated Trees to be Removed: 26 trees
- Replacement Trees Required: 23 trees
- Replacement Trees Proposed: 4 planted onsite, pay remainder into the City's tree fund (staff recommends planting onsite).



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- Request

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