

Old Orion Ct.

Multi-Family Development
Rochester Hills, MI

An architectural rendering of a modern multi-family residential development. The building features a mix of white brick and dark grey horizontal siding. It has steep gabled roofs with dark grey shingles and dormer windows. Large, dark-framed multi-paned windows are prominent on the second floor. Each unit has a balcony with a dark metal railing. The ground floor has a covered entrance area supported by dark columns. The foreground is a lush green lawn with a paved walkway. Several small trees and shrubs are planted along the building. Three people are shown for scale: a person in an orange shirt on the left, a person in a red shirt in the center, and a person in a dark jacket on the right. The sky is blue with some light clouds.

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Klatt
Architects

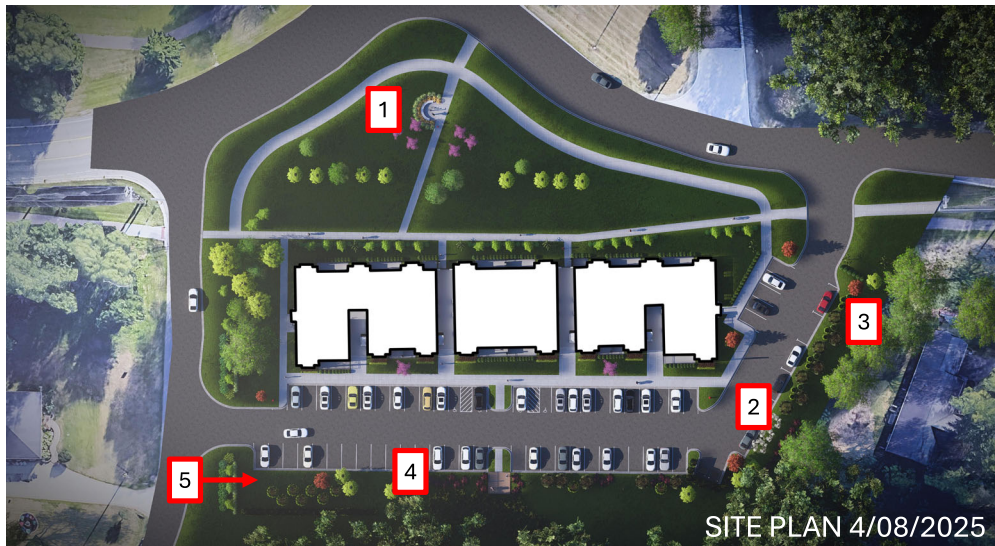
PROJECT SYNOPSIS

- 2-Story Multi-Family Building
- 32 Residential Units
 - Mixture of 1 & 2-Bedrooms
- 64 Parking Spaces
 - 2.0 Parking Spaces per Unit
- Enhancements along all ROWs (Old Orion Ct, Orion Rd, & Maplehill Rd)
 - New & Renovated pedestrian sidewalks
 - Updated lighting
 - Tree preservation & robust additional landscaping treatments
- Updated stormwater management system
- Project Amenity Areas
 - Wetland Overlook Deck & Pergola
 - Pocket Park with seat wall & bike repair station
 - Wetland Conservation Easement



PLAN CHANGES FROM PREVIOUS PLAN (1/15/2025)

1. POCKET PARK AND BIKE REPAIR STATION MOVED WEST TO PROVIDE SEPARATION FROM INTERSECTION
2. PARKING AT SOUTH PROPERTY LINE ADJUSTED TO PARALLEL PARKING.
3. SOUTHERN GREEN BUFFER IS NOW IN COMPLIANCE. THE WIDTH HAS BEEN INCREASED TO PROVIDE MORE SPACE FOR LARGER PLANTINGS AND INCREASED SCREENING FOR NEIGHBORS TO SOUTH.
4. PARKING SPACES ADDED TO MAKE UP FOR THOSE LOST AT SOUTH PROPERTY LINE AND STILL MEET ORDINANCE REQUIREMENTS.
5. ADDITIONAL AND LARGER LANDSCAPE PLANTINGS ADDED TO INCREASE SCREENING EFFECT WITH NEIGHBOR TO THE WEST.



Site Plan Revisions



Old Orion Ct.
Rochester Hills, MI

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NEIGHBORHOOD MEETING (4/19/2025)

WE HOSTED A MEETING AND
PRESENTED THE PROPOSED PROJECT
UPDATES.

1. PROPOSE NO SIDEWALK ALONG
MAPLEHILL
2. ADDITIONAL PLANTING (3-4 TREES)
ON THE WEST SIDE TO INCREASE
SCREENING FOR THE IMMEDIATE
NEIGHBOR
3. REMOVE THE WETLAND OVERLOOK
AS IT PROMOTES VIEWS DIRECTLY
TOWARDS THE WESTERN
NEIGHBORS REAR YARD
4. INSTALL A VEHICULAR GATE AT THE
NORTHERN DRIVE TO LIMIT CAR
TRAFFIC

Neighborhood Requested Revisions



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ZONING ANALYSIS

The project complies with all zoning ordinance requirements

SETBACKS

- Front Yard: 15' required / 15' proposed
- Side Yards: 25' Required / 46.1' North Side + 65.6 South Side Proposed
- Rear Yard: 50' required / 113.5' proposed

BUILDING HEIGHT

- Two Stories or 30' required / 27'-6" proposed

PARKING

- Total required parking: 48 + 16 guest= 64 required and provided

LOT COVERAGE

- .41 Acre footprint / 2.41 acre site = 17.01%

PROJECT AMENITY AREAS

- #1 Wetland Overlook Deck & Pergola: 225 SF
- #2 Pocket Park with seat wall & bike repair station: 143 SF
- #3 Wetland Conservation Easement: 23,679 SF



Site Plan



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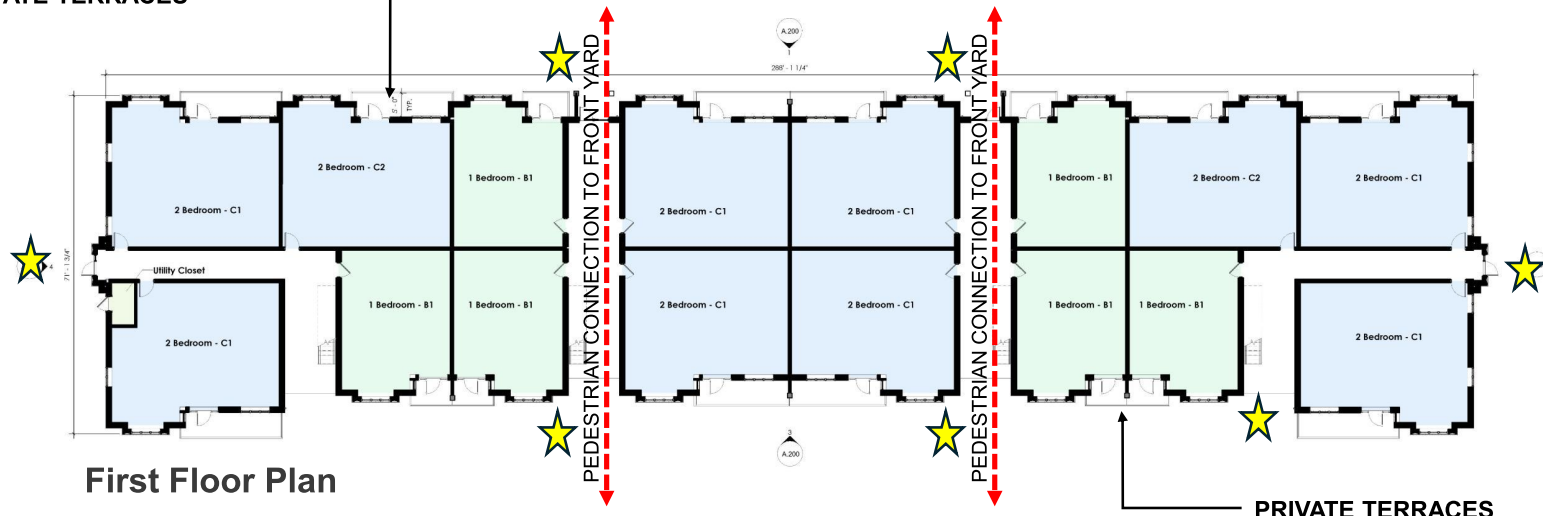
Rendered Landscape Plan



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PRIVATE TERRACES

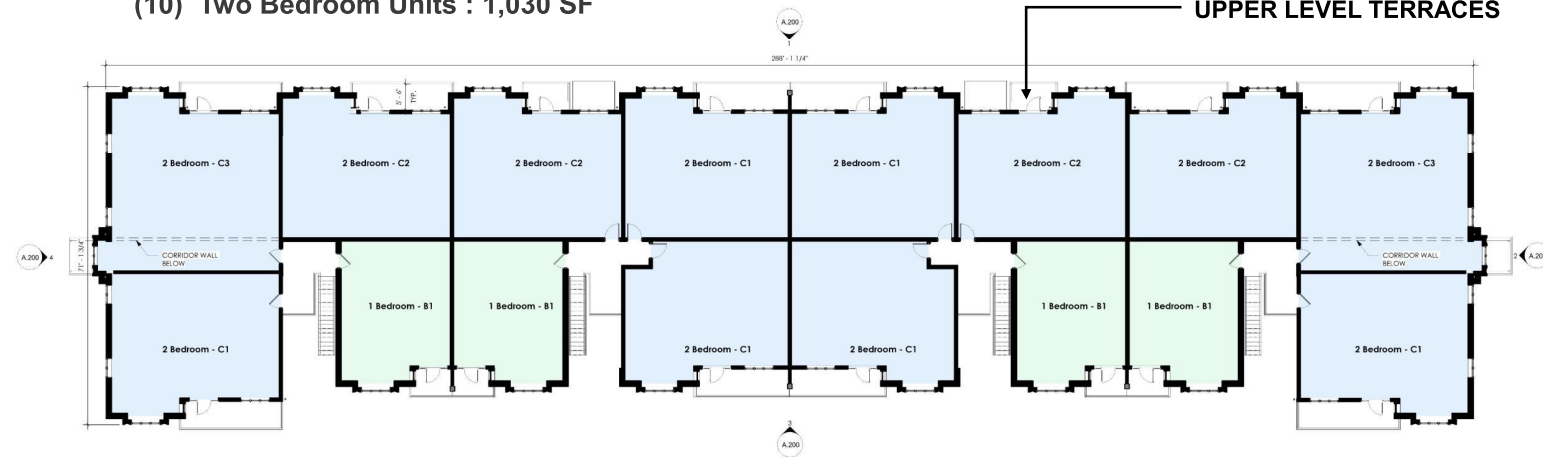


First Floor Plan

- (6) One Bedroom Units : 695 SF
- (10) Two Bedroom Units : 1,030 SF

PRIVATE TERRACES

UPPER LEVEL TERRACES



Second Floor Plan

- (4) One Bedroom Units : 695 SF
- (12) Two Bedroom Units : 1,030 SF

Floor Plans

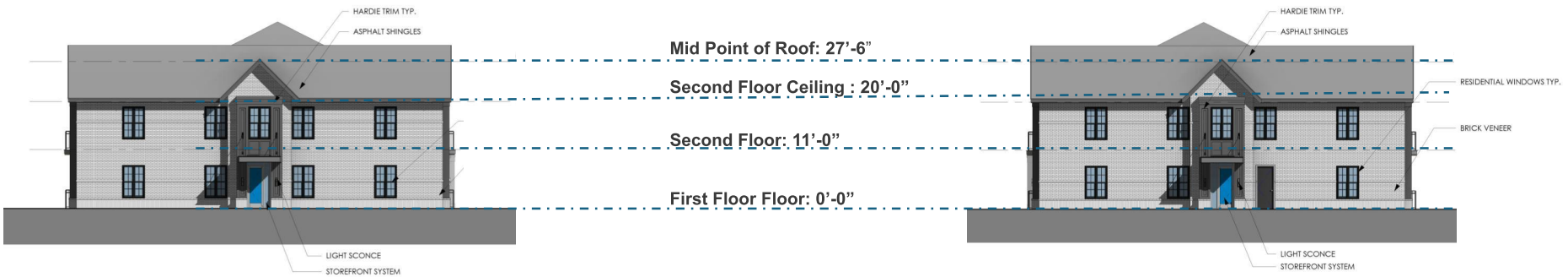
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Front (East) Elevation



Left (South) Elevation

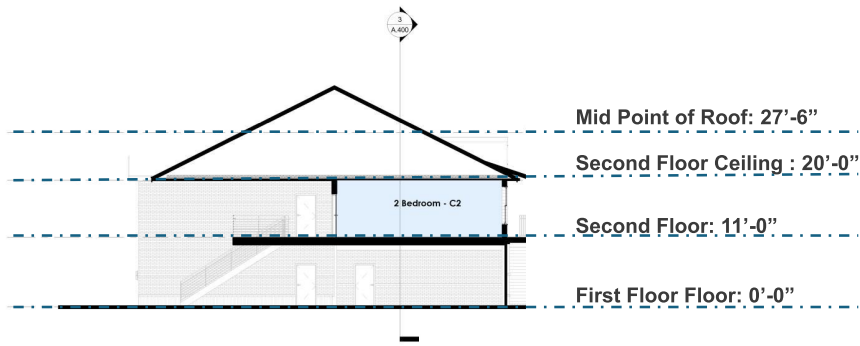
Right (North) Elevation



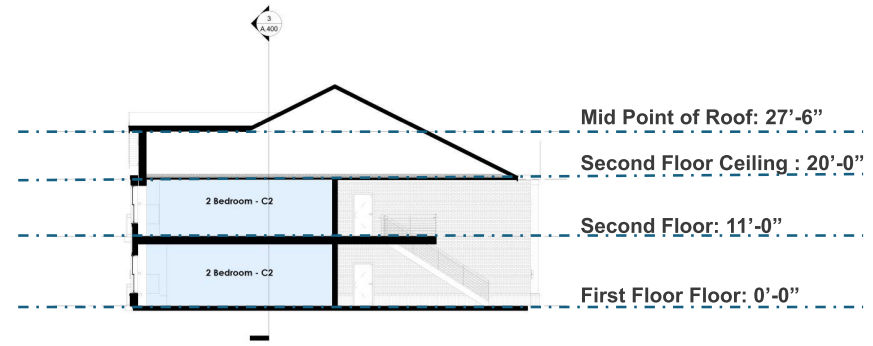
Rear (West) Elevation

Elevations

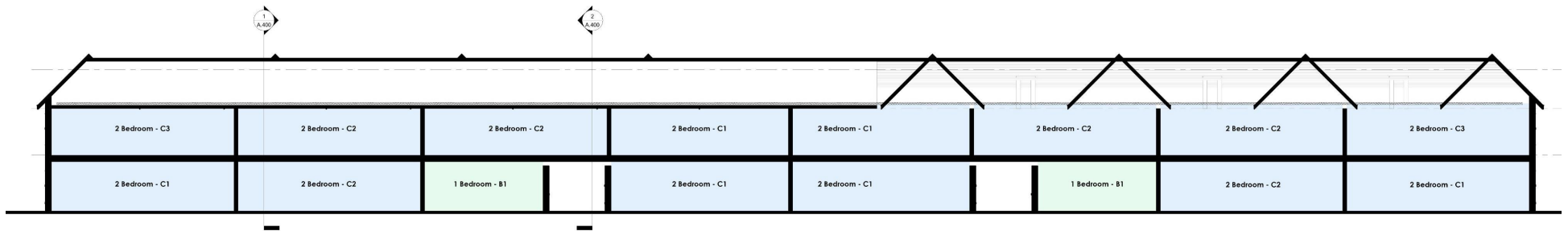
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E/W Building Section 1



E/W Building Section 2



N/S Building Section

Elevations

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Aerial Renderings

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Perspective Renderings

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Proposed Screening & Exterior Amenities

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