

Ann Pytlowany
February 16, 2025
ann.pytlowany@gmail.com
586-255-3734

City of Rochester Hills Planning Commission
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Dear Members of the Planning Commission:

I am writing this letter out of concern regarding the proposed Old Orion Court Development Project. As a grandmother to my four-month-old granddaughter who will be living adjacent to this development, I feel compelled to voice my deep concerns about the potential impact this development could have on the safety and privacy of my son/daughter-in-law and granddaughter.

Having been a probation officer in Macomb County for 30 years, both District and Circuit Courts, and prior to that a Substance Abuse therapist at an inpatient treatment center, I have first-hand experience of criminal activity and the environments that can perpetuate it. And even though I'm sure this will be an upscale complex, the address approximately 100 feet west of the proposed parking lot is routinely visited and surveyed by the OCSD. My concern is that a public parking lot that close in proximity would be an invitation for that activity to move and draw a larger crowd of less than law abiding citizens.

The presence of a parking lot overlooking my son and daughter-in-law's home and backyard is especially troubling, as there would be constant concern as to who is watching them and what their intent is. When our son/daughter-in-law bought this property in this location, privacy was a big factor in their decision. That is now being compromised with this proposed development.

My son has informed me that there are no proposed fences, walls or landscape barriers to divide the properties. The absence of a physical barrier is concerning as it fails to ensure that residents and visitors of the complex will remain on their own property.

In addition, the proposed "scenic wetlands outlook" appears to overlook my son's backyard, further infringing on their privacy.

While I am not a resident of Rochester Hills, I feel a strong need to share my concerns knowing the ways of the world now days. My husband and I live on 26 mile Rd in Macomb, in a decent area, and have 6 acres of property. When the subdivisions started to be built around us, our home has since been broken into 4 times, so I feel like my concerns are valid when trying to do what I can to protect my family.

I appreciate your time and consideration in reviewing my concerns. I would ask that you reconsider the current plans for the Old Orion Court Development Project and take into account the impact it could have on the surrounding community.

Sincerely,

Ann Pytlowany



Planning Dept Email <planning@rochesterhills.org>

Old Orion Court Development Project - Planning Commission Letter

3 messages

Connor Pytlowany <cpytlowany@aisequip.com>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Fri, Feb 14, 2025 at 3:49 PM

Good afternoon,

Please see attached for a letter and documentation I would like to submit for review by the planning commission prior to public meeting planned to be held on Tuesday, February 18th.

This submission is regarding the proposed "Old Orion Court Development". Please feel free to reach out with any correspondence to my cell phone – (586) 212-4638

I would also ask to submit an ongoing petition to this development by the local community showing opposition to this proposed development.

Petition can be found below: <https://chnng.it/syhbn6zK2q>

Thank you for taking the time to review and address these concerns

Thanks,

Connor Pytlowany

Disclaimer: No agent, employee, or representative of AIS Construction Equipment Corporation has any authority to bind AIS to any affirmation, promise, representation, or warranty, unless it is expressly made and agreed to in a written and fully executed Sales Contract. No information in this communication shall become part of any contract for sale unless expressly agreed to by AIS in a fully executed Sales Contract.

6 attachments

Letter - Planning Commission.pdf
52K

-  **Master Plan Pages.pdf**
7183K
-  **ARTICLE_8___FLEX_BUSINESS_OVERLAY_DISTRICTS.docx**
1455K
-  **SECTION_138_4.300___Table_of_Permitted_Uses_by_District.docx**
26K
-  **SECTION_138_6.700___R_5_Allowed_Building_Types_and_District_Regulations.docx**
1852K
-  **ARTICLE_II. ___PLANNING_COMMISSION.docx**
41K

Planning Dept Email <planning@rochesterhills.org>
To: Jennifer MacDonald <macdonaldj@rochesterhills.org>

Fri, Feb 14, 2025 at 4:15 PM



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6 attachments

-  **Letter - Planning Commission.pdf**
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 **ARTICLE_II.___PLANNING_COMMISSION.docx**
41K

Planning Dept Email <planning@rochesterhills.org>
To: Connor Pytlowany <cpytlowany@aisequip.com>
Cc: Chris McLeod <mcleodc@rochesterhills.org>

Fri, Feb 14, 2025 at 4:20 PM

Hello Connor -

Thank you for your email and attachments, they have been provided to the Planning Commissioners.

Jennifer MacDonald
Planning Specialist



**Planning & Economic
Development**
248-656-4660
rochesterhills.org

[Quoted text hidden]

2/14/25

Dear Members of the Planning Commission,

I am writing to express my strong opposition to the Old Orion Road Development project. This proposal should be denied as it fails to adhere to the city's master plan, which aims to ensure sustainable and harmonious growth. The improper usage of the Flex-Business (FB) Overlay in this project raises significant concerns, as it does not align with the intended purpose and regulations of the overlay. Additionally, the project conflicts with several ordinances related to the Flex-Business Overlay, undermining the integrity of our zoning laws and setting a concerning precedent for future developments. Furthermore, the development poses adverse impacts on the surrounding neighborhood, including increased traffic congestion, noise pollution, general safety concerns, environmental changes, alterations to the character of the neighborhood, and a potential decline in property values. It is crucial that we uphold our city's planning principles and protect the well-being of our communities by denying this project.

The Old Orion Road Development project does not align with the City's master plan for several critical reasons. Firstly, the Flex-Business (FB) Overlay is intended for commercial properties. This property is the only R-1 zoned property on the entire zoning map to have such an overlay. The master plan's intention for the FB Overlay is to prevent the expansion of commercial land beyond current boundaries by encouraging residential uses in non-residential areas. This development, however, does the opposite by introducing a commercial development into a residential area. Additionally, the master plan's design standards for flex use areas aim to minimize automotive use, but this project would add 60 vehicles to the area, exacerbating traffic issues. According to page 68 of the master plan, permitted uses in flex use zones include single-family or multiple-family residential developments, but a 32-unit apartment complex does not fit this definition. Furthermore, Map 13 of the master plan designates this area as R-2 planning, with a density goal of 1.7 dwelling units per acre (DU/AC). The proposed development's density of 23.88 DU/AC exceeds this goal by 1990%. Lastly, the master plan's goal for multiple-family housing is for apartment complexes of 8-12 dwellings, making this 32-unit proposal a significant deviation.

Article 8 of Chapter 138 in the Rochester Hills Code of Ordinances covers the administration of Flex Business Overlay districts, emphasizing the importance of adhering to the city master plan. However, the proposed development contradicts the master plan, as previously outlined in this letter. The intent of the Flex Business Overlay is to redevelop older commercial sites, enhance property values and appearances, reduce the amount of impervious surfaces, and mitigate impacts on natural environments. The proposed development, however, contradicts these intentions as laid out in Section 138-8.100, failing to align with the goals and regulations established for Flex Business Overlays.

Article 8, Section 138-8.200 covers Flex Business Overlay permitted uses and references Section 138-4.300, which is a table of permitted uses by zoning districts. The proposed development would fall under the "Attached Dwelling Units" use, which references Sections 138-6.700 through 138-6.702. According to these definitions, the proposed development would be classified as a "Multiplex." Building type regulations for "Multiplex" are covered in Section 138-

6.701.D, which states that these buildings shall be designed to have the appearance of detached single-family dwelling units and be modest in scale. The proposed development far exceeds the look of a single-family dwelling and is not moderate in size compared to existing buildings. Note 4 of this section states that "Multiplex buildings are limited to occupy not more than 25 percent of the total number of lots on a single block." To my knowledge, the block from Orion Road to Ann Maria Drive consists of only 5 lots, 4 of which are planned for use in this development, equating to 80% of the block. This is clearly in violation of this ordinance.

Lastly, Article 8 includes Section 138-8.101 and Section 138-8.800. Section 138-8.101 - Flex Business Overlay Established states that this overlay is intended for parcels over 2 acres. While this parcel is 2.41 acres in size, only a portion of it is designated as FB-1, and this portion is less than 2 acres, which appears to violate this ordinance. Section 138-8.800 addresses a temporary moratorium implemented by the city in 2022, acknowledging concerns about the location of Flex Business Overlays and whether they were achieving their intended goals. It seems this property was overlooked during that period, and the FB Overlay zoning should be removed due to the property not being commercial land, its deviation from the City's master plan, and the usable building area being less than 2 acres.

The proposed development raises numerous concerns, including traffic, general safety, environmental changes, and the character of the neighborhood. This area features a large sweeping curve with a speed limit of 45 mph, and the addition of 60 more vehicles pulling in and out daily significantly increases the potential for major accidents. Furthermore, the increased traffic would flow through the plaza to the south, which is primarily used for parking, posing additional safety risks. Tienken & Rochester Road already experience significant traffic congestion, and adding 60 more vehicles would exacerbate this issue. Is this increase in traffic truly in the best interest of the surrounding public and does it promote safety?

The general safety of our neighborhood is a major concern with the proposed development. The inclusion of a parking lot at the rear of the property would allow residents and the general public to peer into our backyards, infringing on our privacy. This jeopardizes the safety of our children, the elderly, and all families who live here. Additionally, apartment complexes such as this can invite the potential for crime, further compromising the security and peace of our community. It is crucial to consider these risks and prioritize the well-being of our neighborhood.

Our neighborhood is cherished for its modest homes and commitment to natural preservation. The proposed development, with its considerable size, is not harmonious with the existing character of our community. Its construction would alter the watershed, manipulate the wetlands, and negatively impact local ecology and wildlife. Additionally, the development would introduce light pollution, disrupting the environment we currently enjoy. Such changes would forever alter the natural settings that define our neighborhood.

The proposed development is likely to cause a decline in existing property values, particularly for properties within 300 feet of the site. While this argument is often made in opposition to new developments, it holds true in this case. People typically buy houses to avoid multi-family housing, and few would choose to purchase a home next to or near an apartment building unless it was financially advantageous. This development would drive down the demand for houses on our street, leading to a subsequent drop in property values. Currently, homes in our

neighborhood have strong demand and sell quickly at top dollar. However, this development would change that dynamic overnight, negatively impacting the real estate market in our area.

The purpose of zoning, as stated in Chapter 138, Articles 1 and 2, is to promote and protect the general welfare of inhabitants, conserve the character of the area, achieve efficient use of the land, and prevent overcrowding and undue congestion of the population. I hope the Planning Commission will review the facts presented in this letter through this lens and make a ruling that supports the best interests of the surrounding neighborhood and the greater City of Rochester Hills.

Thank you for taking the time to read my letter. I truly appreciate your dedication and service to the City of Rochester Hills.

Sincerely,

Connor Pytlowany

241 Maplehill Rd

developments are not planned to change and future land use considerations should focus on the stability, visibility and connectivity of the area.

The city recognizes that the M-59 Corridor is a valuable asset, providing opportunities for quality economic development that is keeping with the aesthetic character and unique qualities of the city. The Master Plan envisions 1) high quality building design and materials, 2) attractive signage that includes context-sensitive wall and monument signs and excludes billboards, and 3) ample landscaping that provides year-round benefits and encourages the use of native vegetation.

Business/Flexible Use Areas

The Future Land Use Map includes three Business/Flexible Use categories to accommodate a range of residential, office, and commercial uses as standalone uses, or within mixed use buildings or areas. The majority of areas planned for Business/Flexible Use are currently used for commercial uses. Existing uses in Business Flexible Use areas are permitted to improve, develop or redevelop as permitted by the Zoning Ordinance or the flexible use guidelines in this plan. The intent of the flexible use areas is to encourage the introduction of additional uses into existing commercial areas in accordance with each flex area. The introduction of additional uses may mean the addition of non-commercial uses on commercial sites or the wholesale redevelopment of commercial site in accordance with the intended uses in each flex area. Flexible use areas are intended to prevent the expansion of strictly commercial parcels beyond their current boundaries. Flexible use areas may include the following uses: residential, public, institutional, office, business and personal service uses, and retail. These uses may be located within single-use or mixed-use buildings or within a mixed-use area or site designed as an integrated development.

Benefits of Flex Use Development

As Rochester Hills is primarily a developed suburban community, the flexible use areas are intended to serve two functions that acknowledge this. First, is to substantially correspond with conventional uses and development patterns of the five business zoning districts, B-1 through B-5, typically located along arterial or collector roads and at major intersections. These conventional areas typically include a range of old and new commercial, service and office developments that do not contain residential uses.

The second function of the flexible use areas is to provide responsiveness and incentive for property owners to redevelop older commercial developments. Specifically, with a wider range of uses and careful consideration of appearance, design and function with the ultimate goal of encouraging the redevelopment of older commercial sites in order to enhance property values and the overall appearance of the City. In most flexible use areas, this means the injection of

residential uses in areas that are currently nonresidential. As a result, existing commercial areas will be equipped to adapt to the changing retail and residential markets as a flexible range of uses will be envisioned on commercial sites.

Design Standards for Flexible Use Areas

The flexible use standards emphasize pedestrian orientation and minimize automotive uses or uses geared towards the automobile. Design standards are established in the zoning standards for the flexible use areas to ensure that mixed-use development in a flexible-use area is human scale and includes civic spaces and amenities. Design guidelines for projects using the flexible use standards are presented later in this Chapter, and are the basis for developing the requirements of the flexible use zoning standards.

Recognizing that automotive services are necessary, properties with gas stations or other automotive uses should be permitted to continue to operate at any site where they currently exist, including any remodeling or reconstruction of the existing use. If new zoning districts are adopted, gas stations and other automotive uses should still be permitted to develop on any land zoned B-5 at the time of the adoption of this Master Plan.

Permitted Uses in Business/Flexible Use Areas

Each Business/Flexible Use Area has two land use descriptions – one land use description that corresponds with the existing conventional zoning standards and one description that corresponds with the flexible use concept. New zoning overlay districts will have to be created to implement the flexible use option. Please refer to the Implementation chapter for more details in that regard.

Residential Office Flex (formerly Business/Flexible Use): The Residential Office Flex category is the lowest intensity business use area and generally corresponds with the B-1 Local Business zoning district and the FB-1 Flexible Business Overlay district. Residential Office Flex areas are intended to serve adjacent residential areas with limited basic shopping and/or service uses which are not related to the shopping pattern of the citywide or regional shopping centers. Residential Office Flex areas are located along South Boulevard at intersections with Adams Road, Crooks Road and Livernois Road, and at the fringe of intersections along Auburn Road also at Adams Road, Crooks Road and Livernois Road. At these six intersections in the southwest area of the city, Residential Office Flex areas occur either on their own, such as along South Boulevard, or in conjunction with the more-intense Commercial Residential Flex 2 designation. Residential Office Flex areas are also located at the fringe of the Livernois Road and Walton Boulevard area and at certain sites along the length of Rochester Road.

Conventional Zoning: Professional and general office uses

Flexible Use Zoning: A mixture of single-family and multiple-family residential, public, limited institutional, professional office, and general office uses. Smaller-scale senior housing developments that are compatible with adjacent neighborhoods may be appropriate in these areas. Detached single-family dwelling units may be located on

reduced area lots to broaden housing choice available in the City and to contribute to the neighborhood feel of the mixed-use area. Retail commercial uses are specifically excluded from Residential Office Flex areas.

The Residential Office Flex designation applies to a number of sites in the City that contain historic buildings. These historic buildings should be preserved and integrated into any development on the site to the greatest extent feasible.

Commercial Residential Flex 2 (formerly Business/Flexible Use 2): The Commercial Residential Flex 2 category is the medium intensity business use area and generally corresponds with the B-2 General Business zoning district and the FB-2 Flexible Business Overlay district. Commercial Residential Flex 2 areas are intended to serve a larger consumer population than serviced by the Residential Office Flex designation and are found in areas adjacent to both Residential Office Flex areas and Commercial Residential Flex 3 areas. Commercial Residential Flex 2 areas are located along Auburn Road at intersections with Adams Road, Crooks Road, Livernois Road, the southwest quadrant of Rochester Road, John R Road and within the Brooklands Focus Area between Culbertson Avenue and Dequindre Road. Commercial Areas along Auburn Road are also subject to the 2017 Auburn Road Corridor Plan. Commercial Residential Flex 2 areas are also located as transition areas along Rochester Road between Hamlin Road and the City of Rochester, around the intersection of Rochester Road and Tienken Road to the north, and along Walton Boulevard at intersections with Adams Road and Livernois Road.

Conventional Zoning: Convenience and Community commercial land uses. Convenience uses include convenience stores, drug stores, dry cleaners, smaller grocery stores, and other establishments that serve the daily needs of persons living in adjacent residential areas. Community uses include larger grocery stores, hardware stores, clothing stores, and other establishments that serve the shopping needs of all residents of Rochester Hills.

Flexible Use Zoning: A mixture of single family and attached/detached residential housing, multiple-family housing, retail commercial land uses, office uses compatible with residential uses, schools, churches, and day care centers. This flexible land use area may also be appropriate for senior housing developments that are compatible with adjacent neighborhoods and integrated into a larger flexible use development. Detached single-family dwelling units may be included in a flexible use 2 development, provided that they are located on small lots (less than approximately 7,000 sq. ft.) to broaden housing choice available in the City.

Commercial Residential Flex 2 areas are intended to create non-residential “nodes” at key intersections and to provide a transition between the residential land categories and more intense Commercial Residential Flex 3 areas. Accordingly, flexible use developments located in the Commercial Residential Flex 2 land use category should include a significant residential component, however, in no case should any flexible use development in a Commercial Residential Flex 2 area be comprised solely of residential uses.

Commercial Residential Flex 3 (formerly Business/Flexible Use 3): The Commercial Residential Flex 3 land use category is intended to be the most intense business use area in the City and generally corresponds with the B-3 Shopping Center Business zoning district and the FB-3 Flexible Business Overlay district. Commercial Residential Flex 3 areas are intended to serve larger consumer populations than served by the Residential Office Flex and Commercial Residential Flex 2 areas, and are typically shopping centers grouped to generate large volumes of traffic. Commercial Residential Flex 3 areas are located along Rochester Road south of the City of Rochester and along Walton Boulevard at intersections with Livernois Road and Adams Road west of the City of Rochester. Along Rochester Road, the Commercial Residential Flex 3 area includes the main City shopping areas such as the Hampton Village Center on the northeast corner of Rochester Road and Auburn Road, Bordine's on the northeast corner of Rochester Road and Hamlin Road, a large shopping center on the southwest corner of Rochester Road and Avon Road, and several car dealerships along the east side of Rochester Road north of Avon Road. Along Walton Boulevard, the Commercial Residential Flex 3 area includes the Campus Corners Shopping Center next to Ascension Crittenton Hospital and a smaller shopping center to the north on the east side of Livernois Road. In the area of this intersection, there is little distinction between existing development in the Commercial Residential Flex 3 area east of Livernois Road and the existing development in the Commercial Residential Flex area west of Livernois Road north of Rochester High School

Conventional Zoning: Community and Regional commercial land uses. Community commercial uses are as described in the Commercial Residential Flex 2 category. Regional commercial land uses serve the residents of Rochester Hills, as well as residents from other communities in the region and are located on or near roads with very high traffic volumes. Such uses typically include malls, big box stores, super grocery stores, warehouse clubs, department stores, and furniture stores.

Flexible Use Zoning: A mixture of retail commercial land uses, attached and multiple family dwelling units, senior housing, office uses, schools, churches, and other public uses. Detached single family residences are not permitted in Commercial Residential Flex 3 areas.

While large-scale retail uses are intended to be located in the Commercial Residential Flex 3 areas, it is critical that the mixed-use concept be properly executed in order to ensure that sites are not developed with large, single-use buildings and equally large parking fields following the existing strip retail prototype. Accordingly, non-retail uses are strongly encouraged in areas developed using the Commercial Residential Flex 3 standards.

Encouraging non-retail and residential land uses will ensure that development in this district retains a walkable, human scale and is not dominated by auto-oriented development. Incorporating residential land uses into mixed use centers will also support entertainment, restaurant, and leisure businesses, increasing the quality of life for all residents of the city.

The Village of Rochester Hills development on the northeast corner of Walton Boulevard and Adams Road is one of two developments not in the form of a conventional mall/big box/shopping center development as seen at other major intersections. The second development intended to be more walkable is the City View development on the southeast corner of Tienken Road and Rochester Road. Despite the Village of Rochester Hills containing a pedestrian-friendly main street, with medium-sized commercial buildings fronting the internal street with parking to the east and west behind the buildings, this development does not provide a fully walkable and mixed-use environment; no residential uses are provided within the development and it is not integrated with the single-family residential area to the east. Future redevelopments within the Commercial Residential Flex 3 areas should strive to include a residential component.

Industrial

Areas planned for industrial uses are appropriate for light industrial land uses that are characterized by light manufacturing operations that are not of sufficient size or scale to negatively impact surrounding non-industrial use areas. Examples of such light industrial uses include bump and paint shops, warehousing and wholesaling, and light assembly operations. In the Hamlin/Avon Landfill area, light industrial is envisioned to be developed consistent with low-impact design features and/or be businesses that focused on or support sustainability, energy generation and/or recreation.

Special Purpose

The special purpose land use category includes civic uses (including city hall), colleges and institutional uses such as Ascension Crittenton Hospital, the Humane Society, and Leader Dogs for the Blind. Special purpose land uses account for approximately 4.5% of the total land area of the City. This figure has remained constant since the first land use survey was completed in 1973.

Public Recreation/Open Space

The city's publicly owned parks and trail facilities are included in this land use category. In the Hamlin/Avon Landfill area, lands designated for public recreation and open space may include privately-owned recreational facilities when connections such as shared-use paths are provided to adjacent public recreation facilities.

Private Recreation/Open Space

This land use category includes protected open space that has been preserved in conjunction with development. Often this land is unbuildable due to natural features such as wetlands or woodlands and is set aside as part of a residential development. Detention areas on separate parcels are also included in this land use category. Land designated "open space" is generally commonly owned by the residents of the subdivision or condominium, or by the owner of the commercial or industrial development, and is not public land. While some open space is permanently protected by conservation easements or other legal protections, not all areas designated as open space are guaranteed to remain open in perpetuity.

Future Land Use Changes from 2012

Summary of Changes from 2012 Future Land Use Map

Map 8 illustrates the changes with descriptive text and Map 9 is the non-annotated Future Land Use Map. Designation colors have been refined for clarity.

New R5 Residential Designation. A new residential land use designation has been created that is intended to provide residential areas that accommodate smaller and denser single-family housing than what is permitted in the other existing single-family areas. These R5 areas support a density of four to six dwellings per acre. Smaller homes in a compact development may be well-suited to empty-nesters and young professionals looking for more affordable housing, home sites with lower maintenance, and housing within walking distance of goods, services and employment centers. This designation replaced the One Family Cluster designation on the 2012 Future Land Use Map. Manufactured housing communities are also included in this category, although no new communities are planned.

Business/Flexible Use Areas Renamed. The Business/Flexible Use designations have been renamed to emphasize planned primary uses as the first use word and planned secondary uses as the second word:

- Business/Flexible Use 1 *renamed* Residential Office Flex
 - Mixture of residential uses with reduced single-family lot areas
 - Public, limited institutional, professional/general office
 - Small-scale senior housing
 - Commercial uses excluded
 - Applies to sites containing historic buildings
- Business/Flexible Use 2 *renamed* Commercial Residential Flex 2
 - Mixture of single-family, attached/detached, multiple-family housing
 - Retail, office, schools, churches, daycares
 - Senior housing may be appropriate
 - Detached single-family may be included if on small lots
- Business/Flexible Use 3 *renamed* Commercial Residential Flex 3
 - Shopping centers
 - Attached and multiple-family housing
 - Senior housing, offices, schools, churches, public
 - Detached single-family housing prohibited
 - Discourage large, single-use buildings and parking fields

Redevelopment Sites. As part of this Master Plan Update, the following sites, currently vacant or under-utilized, were identified by the City for specific redevelopment concepts that have been developed. Public input in these redevelopment concepts was sought at both public open houses and through online crowdsource polling and surveys (“virtual open house”).

- Redevelopment Site 1: Cardinal/Veteran’s Landfill Area
- Redevelopment Site 2: Hamlin/Avon Landfill Area
- Redevelopment Site 3: Bordine’s

List of Proposed Designation Changes from 2012 Future Land Use Map. As part of this Master Plan Update, a parcel-by-parcel analysis of use, zoning, and ownership was done for all commercial intersections and adjacent areas within the city to determine the appropriateness and accuracy of the 2012 Map designations. As a result of inaccurate designations, recent developments that occurred after the 2012 plan, planned developments the City is now aware of, and the direction of City staff and the Planning Commission, the following list of parcel designation changes are included with this Update.

South Boulevard

1. Office to Residential 3 - Single family use on west side of Michelson Road
2. West side: Office to Commercial Residential Flex 3 - Reflects Overlay zoning
3. East side: Office to Commercial Residential Flex 2 - Reflects Overlay zoning
4. Residential 3 to Residential Office Flex - New senior housing development
5. Residential 4 to Residential Office Flex and Mixed Residential Overlay removed - Planned development north of Chase Bank parcel and PC-approved overlay removal

Auburn Road

6. Residential 4 to Commercial Residential Flex 2 - Reflects office zoning
7. Residential 4 to Commercial Residential Flex 2 - Reflects zoning and uses
8. Residential 4 to Residential Office Flex and Mixed Residential Overlay added - Increase development potential and planned development
9. Office to Multiple Family - Townhome development
10. Residential 3 to Commercial Residential Flex 2 - Reflects zoning
11. Residential 4 to Commercial Residential Flex 2 - Reflects zoning

Rochester Road

12. Multiple Family to Commercial Residential Flex 3 - Reflects zoning and uses
13. Residential Office Flex to Commercial Residential Flex 2 - Reflects use
14. Residential 4 to Commercial Residential Flex 2 - Reflects zoning and uses
15. Multiple Family to Commercial Residential Flex 2 - Reflects use
16. Commercial Residential Flex 2 to 3 - Reflects development

Walton Boulevard

17. Residential 3 to Residential Office Flex - Reflects use variance
18. Residential 5 to Residential 3 - Reflects Andover Woods development
19. Multiple Family to Residential Office Flex - Reflects development potential

Sheldon Road

- 20. Multiple Family to Residential 5 - Reflects duplex use
- 21. Multiple Family to Public Recreation/Open Space - Reflects museum public park
- 22. Estate Residential to Residential 2.5 - Reflects Clear Creek Subdivision extension

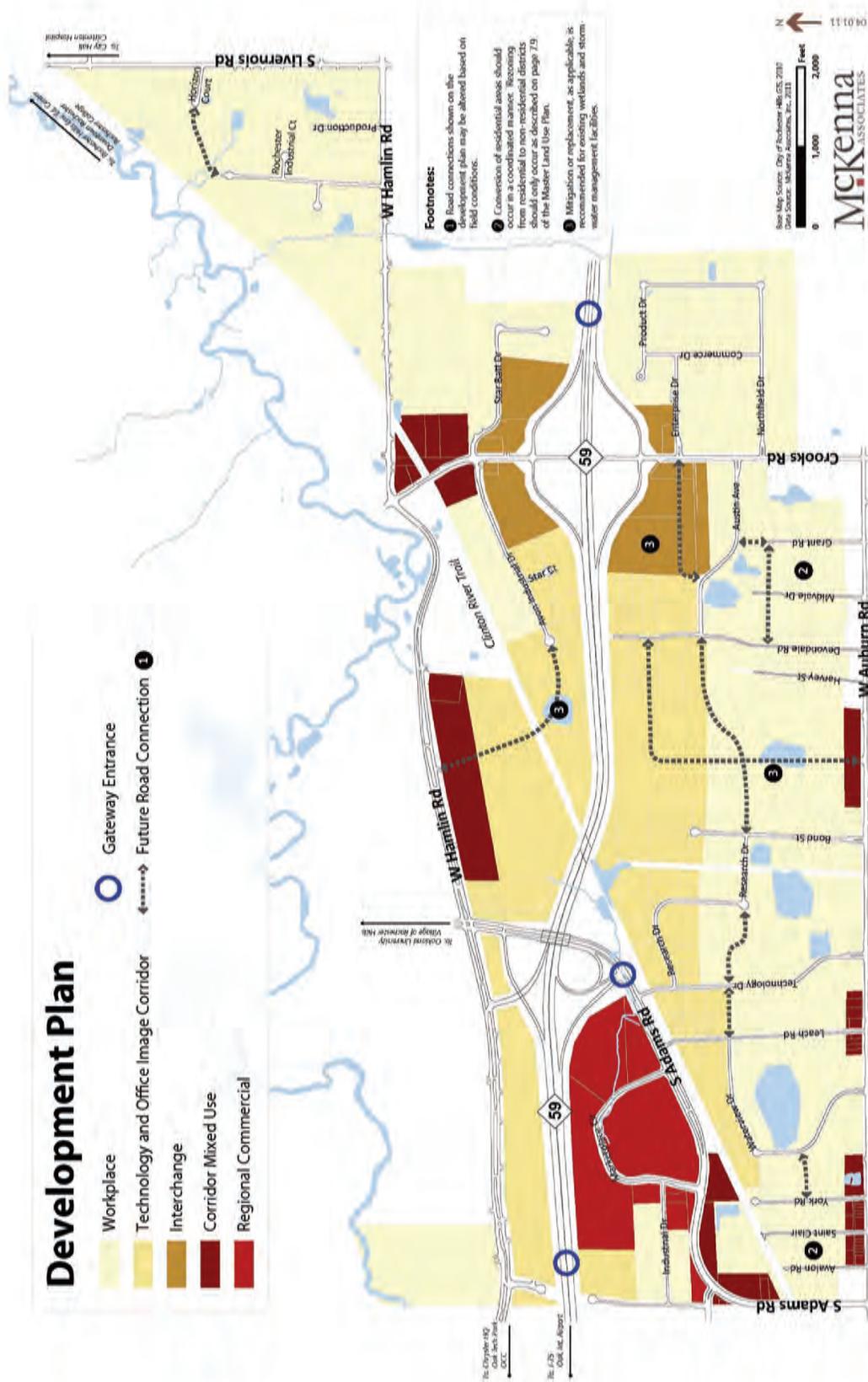
Landfill Designation Removed. Refer to Hamlin/Avon Landfill Area updates.

Landfill Area (Hamlin/Avon)

The 2012 Map designates this area as Landfill, Industrial and Residential 3. Due to concerns with the Landfill designation being too broad as it relates to future uses, the updated map removes the Landfill designation and includes an expanded Industrial designation along East Hamlin Road to reflect existing uses and likelihood of future uses, new Park/Public Open Space areas to reflect desire energy and recreation uses in this area, and the new Residential 5 category to reflect existing uses within and surrounding the landfill and likelihood of future uses. Specific details regarding this area are included within the Redevelopment Sites chapter.

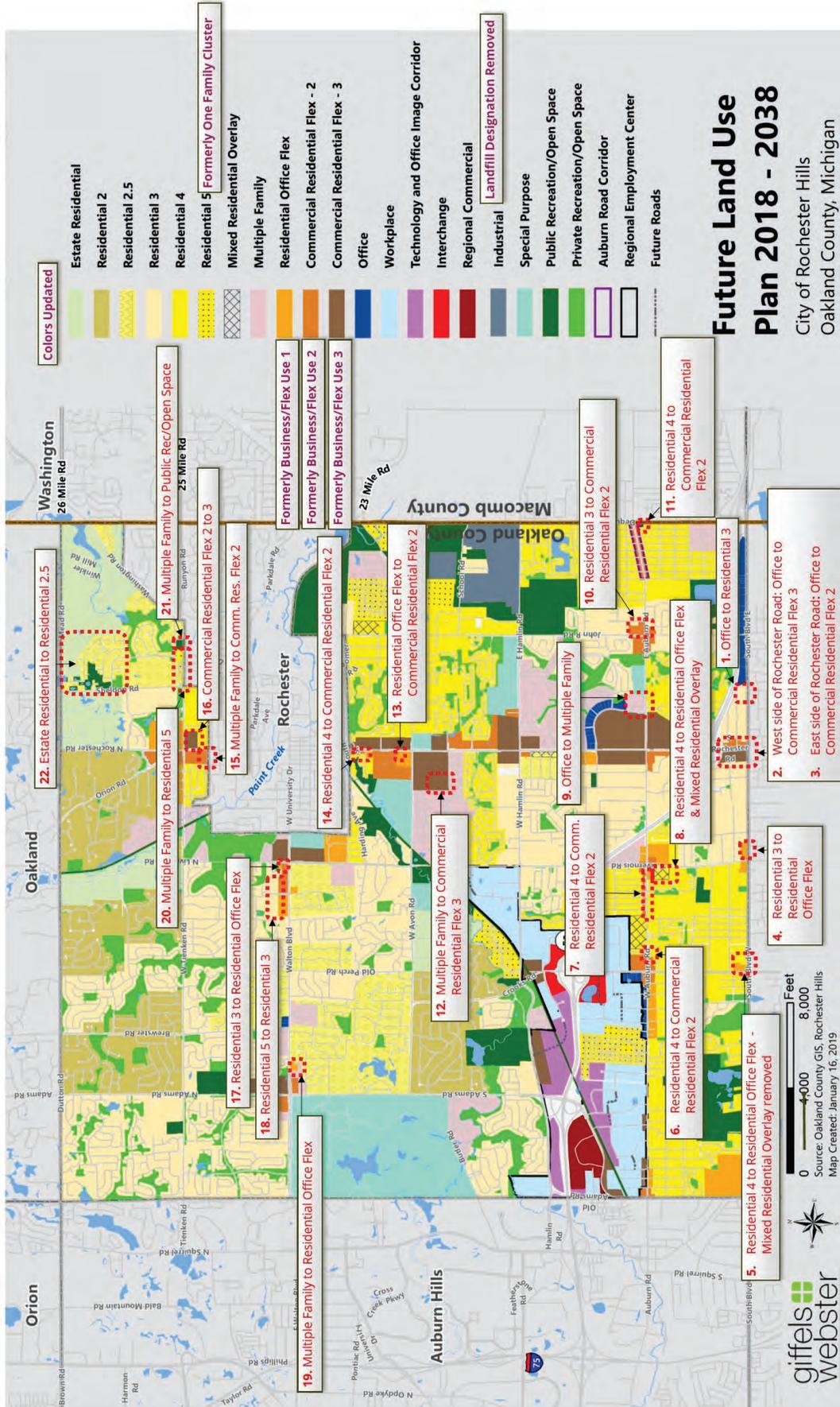
Regional Employment Center

This area of the city underwent a study in 2012 (M-59 Corridor Study), which identified five future land use categories within the study area, separate of the master plan future land use designations, Four of the five designations were added to this master plan as new future land use categories, while the fifth was combined with commercial residential flex 3. This addition eliminated the need to reference a separate plan to find important future land use information.



Source: Local Development Finance Authority. M-59 Corridor Study, April 2012 (p. 62)

MAP 8: ANNOTATED CHANGES TO FUTURE LAND USE MAP



Calculating Build-Out

The process for determining the remaining developable land and approximate dwelling units includes several steps:

1. Determine location of all vacant land;
2. Remove wetlands, lake, private recreation open space, parks, and green infrastructure areas;
3. Remove areas that are too small to be developed, except as follows:
 - Where several adjacent vacant parcels could be joined to meet development need, these areas were kept;
 - Where vacant parcels are similar in size to most other parcels within a subdivision, these areas were kept;
4. Multiple remaining land in each district by the following:

Zoning District	Density Value
RE	0.8 DU/AC
R-2	1.7 DU/AC
R-2.5	2.3 DU/AC
R-3	2.9 DU/AC
R-4	3.4 DU/AC
R-5	5 DU/AC
RM-1	12 DU/ AC
ROF	50% of developable land @ 8 DU/AC
CRF-2	30% of the developable land @ 12 DU/AC
Auburn Rd Corridor	30% of the developable land @ 25 DU/AC
CRF-3	30% of the developable land @ 18 DU/AC

may be challenged to find the housing they desire in terms of size and/or affordability.

Build-Out Analysis

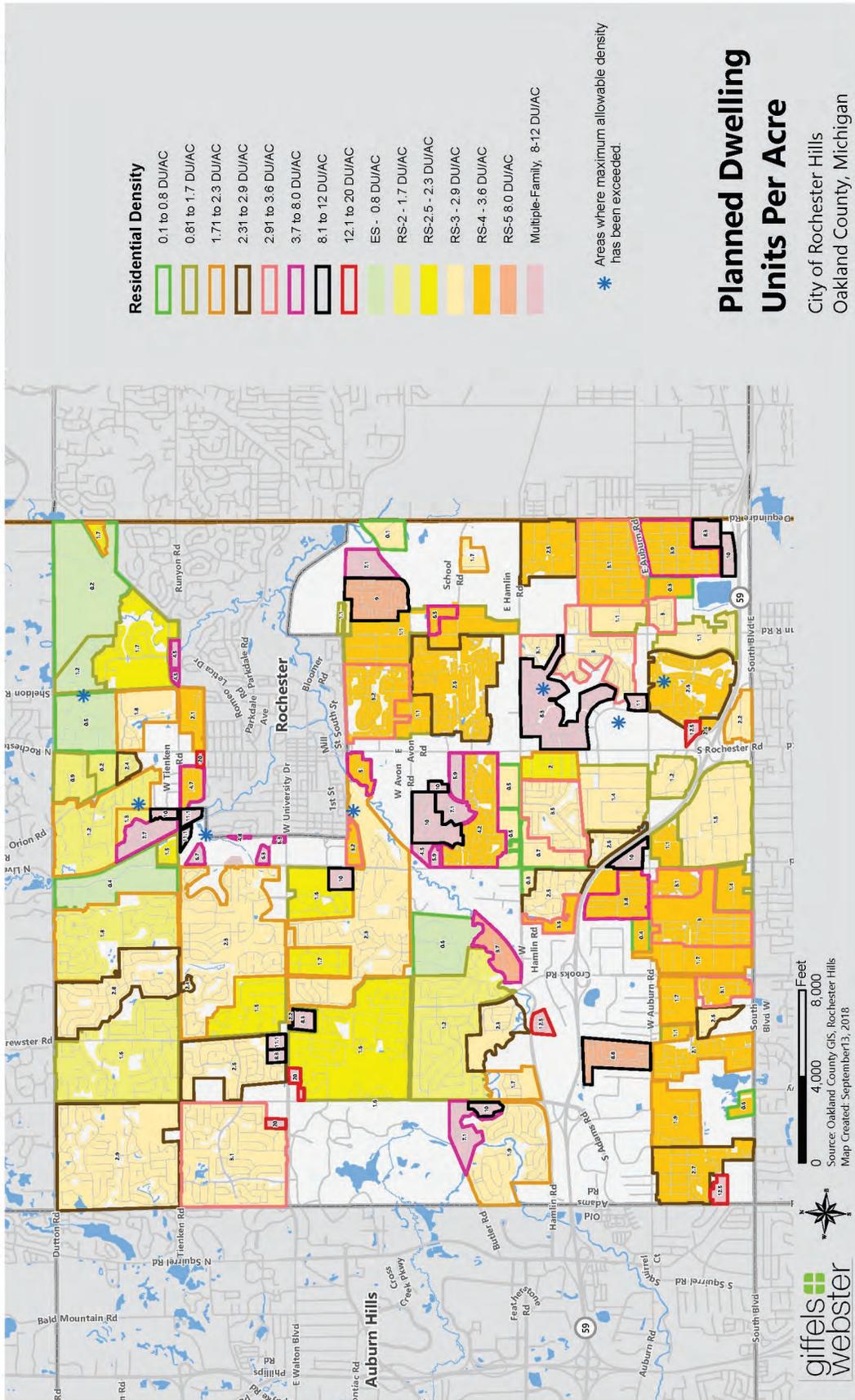
The Planned Dwelling Units per Acre map (Map 12) illustrates the built and planned density of residential dwellings per acre throughout the city. Densities range from a low of 0.8 dwellings per acre for single-family residential to a high of 20 dwellings per acre for multiple-family residential (note that most multiple-family residential development is between eight and ten dwellings per acre, with higher densities for special-purpose housing, including assisted living). Generally, the built density is in alignment with the planned density throughout the city.

The future residential build-out is based on the planned dwellings per acre as defined in the future land use chapter and the number of developable vacant acres available for all types of residential development (See Map 13). Developable acreage is the total vacant acreage designated for residential use on the future land use map, minus wetlands, floodplains, and a typical 20% of total area for internal roadways. See “Calculating Build-Out” at left for additional details.

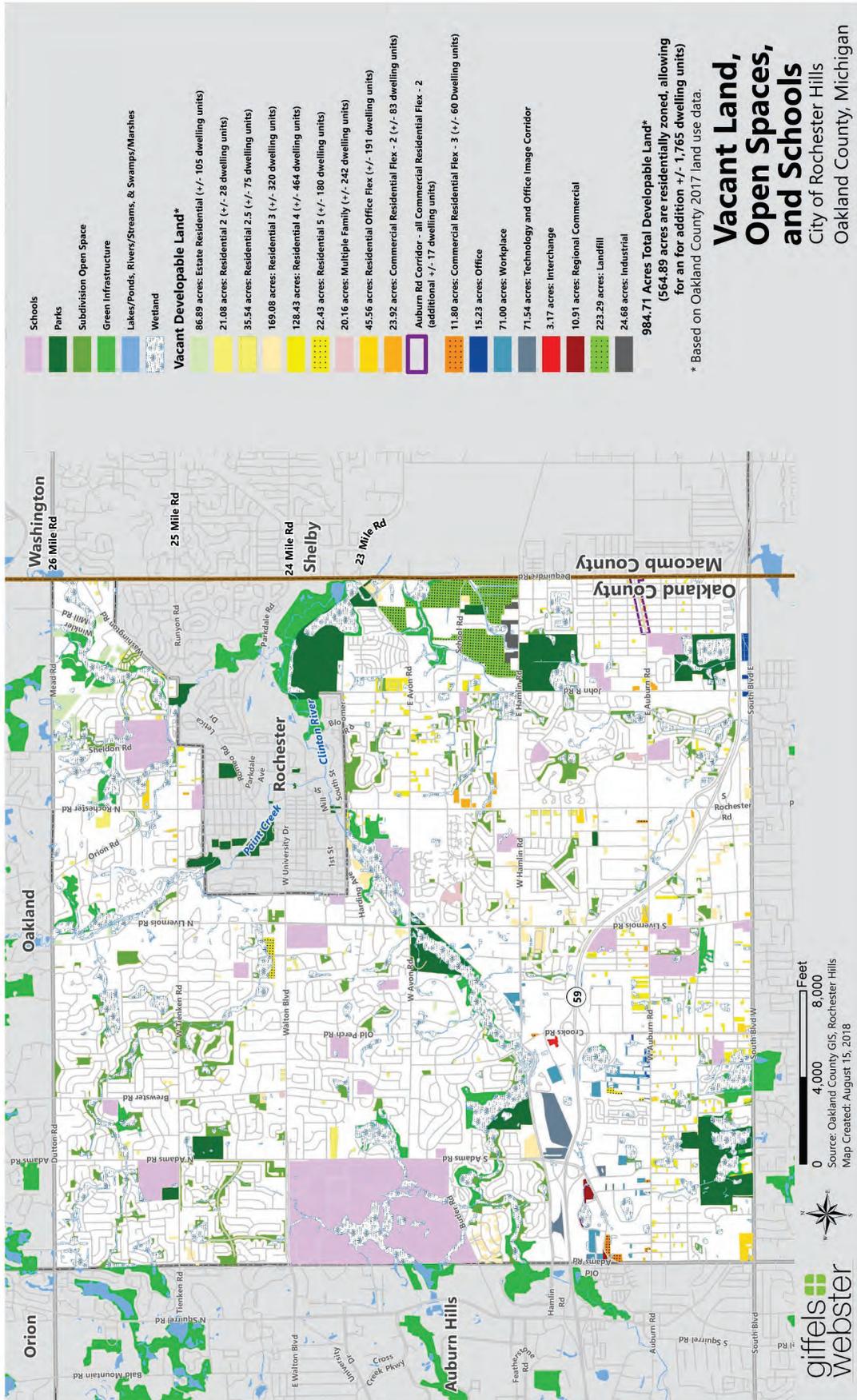
Currently, there are 463.45 acres of vacant land that is planned and zoned for single-family residential development. Future build-out could result in an estimated 1,414 new single family dwelling units. These new dwellings will range from smaller homes in denser neighborhoods (as described in the R5 land use designation) to large homes on estate-sized lots (as described in the Estate Residential land use designation).

Within the areas designated for multiple-family residential, approximately 20 acres are available, which could result in an estimated 242 dwelling units. Mixed-use areas, including the flexible land use designations total approximately 81.3 acres. Based on the calculations shown at left, approximately 351 dwellings could be added, some in the form of detached homes as well as attached and stacked dwellings (e.g., townhomes and apartments).

MAP 12: PLANNED DWELLING UNITS PER ACRE



MAP 13: 2018 VACANT LAND, OPEN SPACES AND SCHOOLS



Housing Strategies

The Goals and Objectives chapter discusses the city’s vision for attractive, safe, quiet and well-maintained neighborhoods that provide a diversified range of housing options for all ages. This variety of housing types will enable older residents to stay in the city while attracting younger residents and families.

The previous chapter on the future land uses within the city addresses changes to the Future Land Use Map, which include the addition of a residential category called R5. As discussed, this land use designation is intended to provide residential areas that accommodate smaller and denser single-family housing than what is permitted in the other single-family areas—roughly four to six dwellings per acre. Smaller homes in a compact development may be well-suited to empty-nesters and young professionals looking for more affordable housing, home sites with lower maintenance, and housing within walking distance of goods, services and employment centers.

Housing Types

Single-Family Homes. Single-family homes are a staple of the community and should be encouraged in various sizes. Situated in neighborhoods that connect to each other and to surrounding commercial areas, single-family homes appeal to a wide segment of community residents, whether they be home owners or renters.

Missing Middle Housing. Multi-unit or cluster housing may be characterized as “Missing Middle” housing, a term coined by Daniel Paroleck of Opticos Design, Inc. in 2010. Parolek defines this type of housing as follows:

“Well-designed, simple Missing Middle housing types achieve medium-density yields and provide high-quality, marketable options between the scales of single-family homes and mid-rise flats for walkable urban living. They are designed to meet the specific needs of shifting demographics and the new market demand, and are a key component to a diverse neighborhood. They are classified as “missing” because very few of these housing types have been built since the early 1940s due to regulatory constraints, the shift to auto-dependent patterns of development, and the incentivization of single-family home ownership.”

Characteristics of these housing types include:

- Walkable (homes are set in walkable context)
- Medium density but lower perceived density
- Smaller, well-designed units
- Smaller footprint and blended densities

While the term “Missing Middle” suggests a gap in housing stock, the city’s housing inventory does include examples of the forms included in the term. Duplex and attached single-family residential homes comprise about nine percent of the city’s housing options.



Above: Examples of single-family homes in Rochester Hills
Below: Examples of Missing Middle Housing in Rochester Hills
(Source: Giffels Webster)





Above: Examples of multiple-family dwellings in Rochester Hills (Source: Giffels Webster)

The city’s pathway plan addresses the walkability objective inherent in the missing middle housing concept, by envisioning and providing off-street facilities such as sidewalks and pathways for pedestrians and bicyclists. However, great distances to local goods and services may pose a challenge for those who wish to walk or ride a bicycle for more than just recreation. This has particular implications for individuals with compromised mobility and little or no ability to drive, a category that includes many seniors and is likely to grow within the city. Missing middle housing is envisioned in the R5 land use designation, mixed residential, flex areas and the Auburn Road corridor area.

Multiple-Family Housing. The city envisions multiple-family housing to include attached single-family dwelling units, senior housing, or apartment complexes at an approximate density of eight to 12 dwelling units per acre, depending upon the type and design of the project. There are several apartment complexes in the city and, as noted in the build-out analysis, approximately 20 acres for stand-alone multiple family development. However, there may be opportunities to include such housing within a mixed-use development.

Mixed-Use Housing. The Future Land Use Map illustrates several opportunities to incorporate a mix of residential and non-residential uses within the “flex” land use designations. Housing ranging from detached single-family to multiple-family are appropriate, depending on the location. Densities are anticipated to range from as low as four dwellings per acre to 18 dwellings per acre in the Commercial Residential Flex 3 areas (up to three stories). Redevelopment in the Auburn Road corridor may warrant additional height sufficient to accommodate up to 25 dwellings per acre. However, any increase in building heights in the Auburn Road corridor will be subject to further study with the city and stakeholders in the area. The illustrations below show how setting the top floor back from the façade can mitigate the visual impact of building height and mass at the ground level.



Illustrations of a three-story building that features the top floor setback to minimize the impact of the additional height at the ground level. The city may wish to explore the allowance of additional height in the future, when the building form and context are appropriate.

(Source: Giffels Webster)

ARTICLE 8 FLEX BUSINESS OVERLAY DISTRICTS

CHAPTER 1. ADMINISTRATION

138-8.100 Intent

The Flex Business (FB) Overlay District is designed to foster vital, lively, and sustainable development in strategic areas along arterial and collector roads and at major intersections in the city. The FB overlay district is adopted to implement the vision of the Master Land Use Plan, which encourages the redevelopment of older commercial sites to enhance property values and the overall appearance of the city by providing incentives for property owners to redevelop older and under-utilized commercial developments with a wider range of uses.

These form-based zoning standards regulate the major components of development: use, site design, and building design. Where traditional use-based zoning regulations emphasize the regulation of uses and contain much less specificity about design, these form-based regulations emphasize design and permit greater flexibility in use.

The intent of the form-based regulations is to direct redevelopment in a compact form that serves the need of pedestrians, bicyclists and motor vehicles equitably; provides places for planned and/or informal social activity and recreation; reduces the amount of impervious surfaces in the city; mitigates impacts on the natural environment; and creates building frontages that define the public space of streets.

(Ord. No. 191, § 3, 9-26-2022)

138-8.101 Flex Business Overlay District Established

The FB overlay district is an optional overlay district for parcels larger than two acres. Any land that is located within the boundaries of the FB overlay district will have two zoning designations, the FB overlay district and the standard underlying zoning district as shown on the Zoning Map.

Property in the FB overlay district may continue to be used as permitted by the standard zoning district. Any new development or major redevelopment in the FB overlay district may be accomplished following either the requirements of this Article or the regulations applicable in the underlying zoning district.

(Ord. No. 191, § 3, 9-26-2022)

138-8.102 Instructions

- A. **Application of Requirements.** The provisions of this Article are activated by "shall" or "must" when required, "should" or "encouraged" when recommended, and "may" when optional.
- B. **Conflict.** Wherever there appears to be a conflict between the regulations of this Article and other sections of the Zoning Ordinance (as applied to a particular development), the requirements specifically set forth in this Article shall prevail. For development standards not addressed in this Article the other applicable sections of this Zoning Ordinance shall be used as the requirement.
- C. **Minor redevelopment.** Minor redevelopment of existing buildings and uses developed in accordance with the standards of the underlying zoning district may be permitted according to the dimensional standards of this Article even if those dimensional standards violate the dimensional standards applicable in the

underlying zoning district. In the case of such minor redevelopment, the Planning Commission shall determine which regulations of this Article shall apply based on the size, scale, and location of the proposed minor redevelopment.

(Ord. No. 191, § 3, 9-26-2022)

138-8.103 Approval Process

Any proposed development using the FB overlay option shall require only site plan approval unless a use or design characteristic that requires conditional use approval as identified in this Article is proposed as part of the development.

- A. **Site Plan Approval.** Site plan approval shall be required in accordance with the requirements of Article 2, Chapter 2. The type of site plan review required shall be as identified in Section 138-2.200 and the site plan review process shall follow the procedures of Section 138-2.202. Site plans must contain all of the information required by Section 138-2.208.
- B. **Conditional Use Approval.** For any proposed development or establishment of use in a form-based district that requires conditional use approval, the application shall be reviewed following the procedures and review criteria of Article 2, Chapter 3.
- C. **Site Condominium and Subdivision Development.** Any proposed site condominium or subdivision in a form-based district shall be approved following the procedures contained in the City's site condominium or subdivision control ordinance with the exception that any design requirement contained in this Article shall take precedence over any similar design requirement contained in the condominium or subdivision control ordinance.

(Ord. No. 191, § 3, 9-26-2022)

138-8.104 Existing Development in the Flex Business Overlay District

- A. Any development activity in the FB overlay district that requires administrative or sketch plan review, or does not require development review per Section 138-2.200.B may be reviewed following the requirements of this Article. Site or building improvements shall be consistent with the provisions of this Article to the greatest extent possible.
- B. Any development activity in the FB overlay district that requires site plan approval shall comply with all the requirements herein.

(Ord. No. 191, § 3, 9-26-2022)

Editor's note(s)—Formerly codified as § 138-8.105. Ord. No. 191 deleted former § 138-8.104 entitled "Permitted and Optional Regulations," and renumbered existing § 138-8.105 accordingly, as herein set out.

CHAPTER 2. PERMITTED USES

SECTION 138-8.200 Permitted Uses

Uses permitted in the FB overlay district are listed in Section 138-4.300.

(Ord. No. 170, § 17, 6-16-2014; Ord. No. 175, § 3, 6-1-2015; Ord. No. 183, § 17, 6-18-2018; Ord. No. 191, § 3, 9-26-2022; Ord. No. 196, § 8, 6-19-2023)

CHAPTER 3. STREET DESIGN STANDARDS

This chapter establishes the street design parameters applicable in the FB overlay district.

SECTION 138-8.300 Street Types

Each street in and adjacent to the FB overlay district shall be assigned one of the following street functions. The street function will determine what kinds of buildings and uses can be located along that street, and how buildings will look and be placed along the street.

The following Table 9 describes the street types and their intended function. Perimeter streets are meant to carry large volumes of traffic and are primarily intended to serve the needs of vehicular traffic. Perimeter streets are major roads that already exist in the City and are defined as principal or minor arterials in the City's Master Thoroughfare Plan. Interior streets are intended to carry vehicular traffic and to promote pedestrian activity, and will be new streets that are constructed within the development or existing collector or local roads.

For the purposes of determining building frontage and placement, along with street design standards for new streets, a development plan in the FB overlay district on properties over ten acres in size shall designate all streets using one of the following four categories:

Table 9. Street Types in the FB overlay district

	Street Type	Function
Perimeter Streets	FREEWAY	Long-distance, high-capacity, high-speed roadway traversing the City. M-59 is the only Highway located in Rochester Hills.
	ARTERIAL	Any principal or minor arterial, as defined in the City's Master Thoroughfare Plan
Interior Streets	MAIN STREET	A "main street" within a development greater than 10 acres. A main street will typically be a new street that is not an arterial as defined in the City's Master Land Use or Master Thoroughfare Plan. However, a main street may be a collector street as defined in City's Master Thoroughfare Plan. Main streets are intended to serve as the principal interior streets in the FB overlay district. If a development has interior streets, it must have at least one main street.
	MINOR STREET	Minor streets provide access to parking and service areas. Minor streets fill out the street network and form blocks and may be upgraded to major streets in the future. Major circulation aisles in parking lots should be designed as minor streets.

(Ord. No. 170, § 17, 6-16-2014; Ord. No. 191, § 3, 9-26-2022)

138-8.301 Street Network and Blocks

Development in the FB overlay district must provide an interconnected network of streets or drives.

- A. **Blocks.** The street network in the FB overlay district need not form an orthogonal grid. However, sufficient intersections shall be provided to create walkable and pedestrian scale development.
 - 1. Block Perimeter. The maximum block perimeter in the FB overlay district is 2,200 feet.
 - 2. Block Length. The length of any block between intersecting streets may not exceed 500 feet without a dedicated pedestrian pass-through providing access through the block to another street.
 - 3. Interior Streets. Interior streets shall connect to other streets. Jogs or centerline offsets shall be at least 100 feet for interior streets.
- B. **General Requirements.**
 - 1. Street Connectivity. Street connections for the continuation of the street network onto adjacent properties shall be provided when the potential exists for the continuation of those streets on adjacent parcels. A minimum of one future street connection shall be provided for each 600 feet or fraction thereof of common property line between two parcels.
 - 2. Public Internal streets in the FB overlay district for parcels over ten acres shall be dedicated to the public to ensure connectivity between adjacent parcels.
 - 3. Cross-Access. Blanket cross-access easements shall be provided for all streets and drives in a development to ensure that the internal street system may connect to the internal street system on adjacent parcels. The blanket cross-access agreement shall provide for reciprocal cross-access for connection to streets on adjacent parcels without limitation.
 - 4. Public Transit Nodes. Area shall be set aside to accommodate a public transit node every 1,500 feet along a perimeter street to accommodate future transit service.
 - 5. Pedestrian Circulation Network. Development in the FB overlay district shall incorporate a pedestrian circulation network that connects all portions of the site with the regional pathway network via dedicated sidewalks or pedestrian pathways.

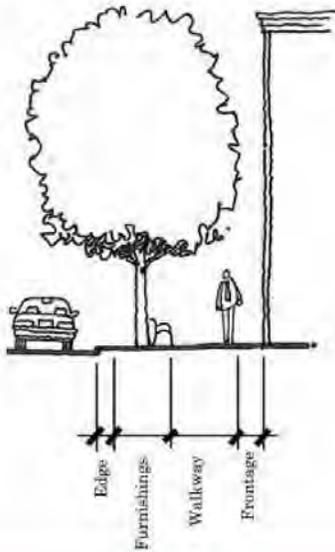
(Ord. No. 191, § 3, 9-26-2022)

138-8.302 Street Design

Street "Zones" for parcels greater than ten acres, or where internal streets are incorporated into the site design. Streets consist of three zones: the travelway zone, the parking zone, and the pedestrian zone. The elements that are included in each street zone are as follows (see Figure 2):

- A. **Travelway Zone.** The travelway zone accommodates vehicles in transit, and consists of vehicle travel lanes, left turn lanes, public transit infrastructure (such as dedicated rapid bus lanes or light rail tracks) and boulevard medians.
- B. **Parking Zone.** The parking zone accommodates vehicles at rest and includes on-street parking lanes. The parking zone can also accommodate public transit elements by replacing some parking spaces with transit stops.
- C. **Pedestrian Zone.** The pedestrian zone is located between the curb and the edge of the right-of-way or road easement. The pedestrian zone is further separated into four sub-zones (see Figure 3 on following page):

1. Edge Area. The edge area is the space adjacent to and including the curb. The edge area is necessary to allow the doors of cars parked along the street to open and close freely, and must have a width of 2.5 feet. In general the edge area shall remain clear of obstructions, but streetscape elements such as parking meters, light posts, traffic control signs, and tree grates may be located in the edge area.
2. Furnishings Area. The furnishings area accommodates amenities such as street trees, planters, and sidewalk furniture. The furnishings area can be paved (with street trees located in tree grates), or it may be landscaped with a street lawn. Outdoor eating areas or other similar uses associated with a use in an adjacent principal building may be located in a furnishings area.
3. Walkway Area. The walkway area is the basic sidewalk area where pedestrians walk. The walkway area must remain clear of obstructions at all times to allow free pedestrian travel. No permanent structures or uses are permitted in the walkway area.



4. Frontage Area. The frontage area is the portion of the pedestrian zone adjacent to the edge of the right-of-way or road easement when a building is located at the lot line. When the building is set back from the lot line, the pedestrian zone will not have a frontage area, and any frontage area will serve as walkway area. The frontage area is intended to accommodate door openings, window shoppers, and the tendency of people to shy away from walls higher than waist height. The frontage area may also be used for outdoor eating areas or other similar accessory uses associated with a use in the adjacent principal building.

(Ord. No. 170, § 17, 6-16-2014; Ord. No. 191, § 3, 9-26-2022)

CHAPTER 4. DIMENSION AND DESIGN STANDARDS

138-8.400 In General

- A. **Lot Design Standards.** The lot design standards set forth where buildings, parking, and other improvements shall be placed on a lot. The lot design standards are based on the type of street (see Section 138-8.300) upon which the lot has frontage.

- B. **Building Entrances.** Buildings located on corner lots or lots that front upon two or more streets shall be required to have a principal entrance onto each street or a corner entrance oriented toward the intersection of the two streets.
- C. **Density.** There are no maximum or minimum density standards for residential dwelling units in the FB overlay district. The number of dwelling units that may be developed will be determined by lot design requirements such as the maximum height, minimum parking requirement for buildings and places of interest requirements.

(Ord. No. 191, § 3, 9-26-2022)

138-8.401 Setback Requirements

Buildings in the FB overlay district shall comply with the following minimum and maximum setback requirements. When there is a minimum and a maximum requirement for a setback, the building must be located within the build-to area that is created by the minimum and maximum setback requirement.

Table 10 Setback Requirements

Yard Type	Setback Requirement		Minimum Building Frontage in Build-To Area
	Minimum	Maximum	
Front Yard	15 feet	70 ft	40%
Side Yard	Interior: none Perimeter: 25 ft Adjacent to residential: 50 ft. for buildings up to two stories in height	None	n/a
Rear Yard	Interior: none Perimeter: 50 ft Adjacent to residential: 50 ft. for buildings up to two stories in height	None	n/a
Any Yard Adjacent to Residential Uses/Districts for Buildings over Two Stories	The minimum setback is 75 ft when adjacent to multiple family residential uses and three times the building height when adjacent to single family zoned properties		

(Ord. No. 170, § 17, 6-16-2014; Ord. No. 191, § 3, 9-26-2022)

Editor's note(s)—Ord. No. 191 deleted former § 138-8-402 entitled "Front Yard Landscaping Requirements," which was derived from Ord. No. 170, § 17, adopted June 16, 2014.

CHAPTER 5. BUILDING STANDARDS

138-8.500 Private Frontage Requirements

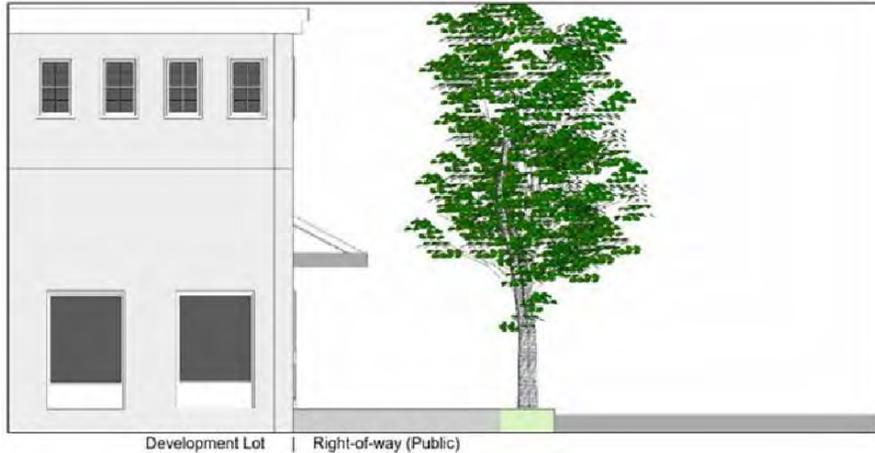
This Section 138-8.500 establishes private frontage standards for buildings in the FB overlay district. The private frontage is the area between the building façade and the front property line. The design and treatment of the building façade and the private frontage area define the character of the building and how that building relates to the street. This, in turn, defines the character and context of the street itself.

Buildings in the FB overlay district shall comply with the requirements of one of the following private frontages. Note that any specific dimensional requirements included in this section are in addition to any other dimensional requirements of this article or ordinance.

- A. **Shopfront.** This frontage type is intended to encourage ground floor commercial uses in multiple story buildings that are typical in commercial main streets. Buildings feature ample windows for displays and open views to indoor activity on the ground floor. Primary entrances are prominent and street-facing, and they may be recessed at the doorway up to five feet. Awnings are encouraged to shield pedestrians from the elements and minimize the impact of direct sunlight near storefronts. Below: Shopfront axonometric view illustrating pedestrian-oriented storefront that encourages walking throughout the FB District. The storefront glazing, which allows views inside the building, is a critical element that attracts interest.



Below: Section view of shopfront illustrating relationship of storefront to pedestrian walkway. Street trees and awnings provide protection from the elements and reduce the impact of high temperatures during warm weather months.



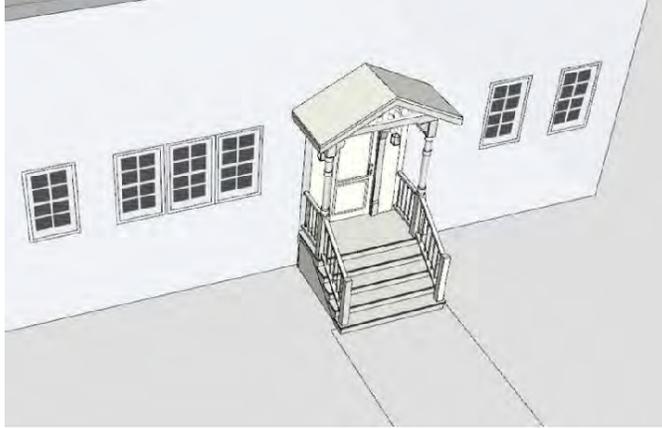
1. **Building Width.** Buildings shall be subdivided into bays not greater than 40 feet in width along the building's frontage facing the perimeter or main street. Building bays shall be defined by vertical articulations such as changes in wall plane, vertical projections, materials, or other methods. Each bay shall have a minimum of one building entrance and building entrances shall be spaced not more than 50 feet apart.
 2. **Residential Dwelling Units.** Residential dwelling units shall be located on floors above non-residential uses. No non-residential use may be located on a floor above a residential dwelling use, and residential and non-residential uses located on the same floor shall be designed such that the hallways or entrances providing access to the different use areas of the building are physically separated.
 3. **Ground Floor Uses** along a perimeter or main street shall include retail or restaurant uses or other uses that generate pedestrian traffic throughout the day.
 4. **Parking.** Off-street parking is encouraged to be located underneath or behind the building, or in a parking structure for parcels over ten acres.
- B. **Forecourt.** Forecourts are an additional design element incorporated into a shopfront or arcade frontage. The main façade of the building is at or near the build-to line, while a maximum of 50 percent of building frontage is set back up to 40 feet from the build-to line, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, as an additional restaurant seating area within retail and retail service use areas, as a small park or plaza, or similar use.
- Below:** Forecourt axonometric view shows how the building design creates a recessed ground floor courtyard area. The courtyard is typically a combination of hardscape and landscape area. Examples of uses include outdoor dining and pedestrian plaza areas.



Below: Forecourt section view shows the relationship of the development lot to the right-of-way. The courtyard area is not visible from this angle, as it is behind the portion of the building placed at the build-to line.



1. Forecourts may be placed at any location along the frontage provided that the forecourt is enclosed on three sides by building walls. The forecourt area shall have a mix of paved areas (brick, stone or concrete pavers or concrete), landscaped areas (planted with a mix of flowers, plants, shrubs, and trees), and street furniture (such as chairs, tables, benches, and similar features). Lawn areas are not appropriate for courtyards and may only be used as a minor accent to an otherwise landscaped area. Outdoor dining is encouraged.
 2. Parking. Surface off-street parking shall be set back at least 40 feet from the front building façade or located underneath the building or in a parking structure.
 3. Ground Floor Uses along a main street shall include retail or restaurant uses or other uses that generate pedestrian traffic throughout the day.
- C. **Stoop Frontage.** Stoop frontages feature a first floor that is elevated above the sidewalk to provide privacy for first floor windows. The exterior entrance is usually from an exterior stair and landing. This frontage is suitable for ground-floor residential units in an attached building.



1. Setback. The stoop or porch area shall be set back a minimum of two feet from the front lot line.
 2. Access and Entry. The principal entrance to each unit shall be located at ground level and shall face a street. Secondary entrances facing the side or rear of the building are permitted.
 3. Exposure to Light and Air. Each unit in a stoop frontage building shall have at least two sides exposed to the outdoors.
 4. Parking. Garage doors may only face a secondary street or rear yard area, and all dedicated off-street parking shall be located behind the building.
- D. **Lawn Frontage.** In a lawn frontage, the building is set back from the street with a landscaped front yard area.
1. Access and Entry. The principal entrance to the building shall be located at ground level.
 2. Garages shall be set back a minimum of ten feet behind the primary street-facing façade of the building.

(Ord. No. 191, § 3, 9-26-2022)

138-8.501 Building Height

Permitted building heights in the FB overlay district are as follows:

- A. **Maximum Building Height.**
1. Two stories or 30 feet.
 2. Three stories or 45 feet for parcels that are at least three acres in size along Rochester Road or at least four acres in size elsewhere in the FB overlay district.
- B. **Conditional Approval for Additional Height.** Buildings in the FB overlay district may be permitted up to an additional story and up to 15 additional feet in height for sites at least ten acres in size with conditional approval. Standards for granting conditional approval shall include:
1. The siting of the building or buildings is designed to maintain a reasonable expectation of privacy for adjacent residential uses and shall not negatively impact residential uses with respect to the enjoyment of direct sunlight.
 2. The site shall include a third place of interest, as regulated in Section 138-8.601, which shall be dedicated either to landscaping, natural feature preservation, or usable open space.
 3. Additional setbacks as noted in Table 10 shall apply.

138-8.502 Building Design Standards

- A. **Façade Transparency.** Buildings in the FB overlay district shall maintain a minimum level of transparency on the ground and upper stories. All windows must be transparent, non-reflective glass.
1. Ground Floor Non-Residential Uses shall maintain a minimum of 70 percent façade transparency, measured between two feet and eight feet above the sidewalk.
 2. Upper Floor Non-Residential Uses shall maintain a minimum of 30 percent façade transparency measured from floor to floor.
 3. Ground Floor Residential Uses shall maintain a minimum of 25 percent façade transparency measured from exterior grade level to the second story floor level.
 4. Upper Floor Residential Uses shall maintain a minimum of 20 percent façade transparency measured from floor to floor.
- B. **Building Materials.** Exterior materials that may be used on buildings in the FB overlay district fall into two categories, primary and accent building materials. The building material requirement is based on the exterior wall surface area, excluding windows and doors. Primary building materials shall cover a minimum of 80 percent of the exterior wall surface area, while accent materials may be used on up to 20 percent of the exterior wall surface area.
1. Primary Building Materials include:
 - a. Durable natural building materials such as brick, stone, and other similar materials.
 - b. Exposed logs, timbers, or wood trim.
 - c. Alternative building materials may be approved when the applicant demonstrates to the satisfaction of the Planning Commission that the application of alternative materials is consistent with the intent of this section and will not have an unreasonable impact on adjacent uses. For demonstration purposes, building material specification sheets, photographs of existing application and material samples are encouraged to illustrate that durability and appearance equivalency with materials listed in this section will be maintained.
 2. Accent Building Materials include:
 - a. Decorative precast concrete block.
 - b. Metal panels and trim.
 - c. Glass.
 - d. Vinyl siding and non-durable building materials such as EIFS may be used as accent materials but may cover a maximum of ten percent of any exterior building façade's wall area.
 - e. Any other material except those specifically prohibited by the following subsection 3.
 3. Prohibited Building Materials include:
 - a. Plain concrete block (both painted and unpainted).
 - b. Plywood or T-111 panels.
 - c. Aluminum siding.

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4. **Compliance with LEED-NC Standards.** LEED certification for new buildings is encouraged. Absent certification for the entire building, compliance with the following building material credits is encouraged: MR 4.1 or MR 4.2, MR 5.1 or MR 5.2, MR 6, and MR 7.
 - C. **Ground Floor Ceiling Height.** Non-residential buildings or building use areas shall have a minimum ground floor ceiling height of 15 feet. Residential buildings or building use areas shall have a minimum ground floor ceiling height of ten feet.
 - D. **Encroachments.** Certain building elements may encroach into a setback area or right-of-way area. Building elements that may encroach into setback or right-of-way areas are as follows:
 1. **Balconies.** Balconies on upper stories may encroach up to six feet into any required setback area and up to four feet into any right-of-way area.
 2. **Porches.** Unenclosed covered front porches with a minimum depth of eight feet may encroach into a front yard setback area, provided that the front porch maintains a minimum setback of five feet from any right-of-way line.
 3. **Stoops.** Unenclosed and uncovered front stoops may encroach up to five feet into a front yard setback area, provided that the stoop maintains a minimum setback of five feet from any right-of-way line.
 4. **Awnings.** Ground-story awnings may encroach up to ten feet from the face of the building into a setback or right-of-way area. Awnings shall have a minimum of eight feet clear space between the sidewalk and the bottom of the awning or any awning support structure. If an awning projection of ten feet would conflict with the placement of any street lighting or street tree, the awning projection shall be reduced to resolve the conflict.
 5. **Bay Windows.** Bay windows on the ground story may encroach up to three feet into any required setback area but shall not encroach into a right-of-way area. Bay windows on upper stories may encroach up to three feet into a setback or right-of-way area.
 6. **Eaves.** Roof eaves may encroach up to three feet into any setback or right-of-way area.
 - E. **Service Areas.** All service areas, including utility access, above ground equipment, and dumpsters shall be located in side or rear yards and shall be screened from view from all streets.

(Ord. No. 191, § , 9-26-2022)

CHAPTER 6. GENERAL PROVISIONS

138-8.600 Parking

The following parking requirements are applicable in the form-based district, and replace similar requirements set forth in Article 11. Any requirement of Article 11 that is not superseded by one of the following parking requirements shall remain in effect in the form-based district.

- A. **Minimum Parking Required.**
 1. **Residential Uses.** Off-street parking shall be provided in accordance with the minimum requirements of Section 138-11.204. The Planning Commission may reduce the number of required spaces as described in Section 138-11.202, Modification of Standards.
 2. One parking space per 400 square feet of nonresidential floor area.
- B. **Maximum Parking Permitted.** The maximum surface parking requirement shall be 125 percent of the minimum parking requirement.

-
- C. **On-Street Parking.** On-street parking spaces shall be counted toward the minimum parking requirement.
 - D. **Parking Lot Layout.** Parking lot layout, maintenance, and construction shall comply with all of the requirements of Article 11.

The Planning Commission may modify the dimensional requirements of Article 11 based on evidence submitted by the applicant indicating that the modification will result in superior site design, will achieve the same purpose as if the parking lot were designed according to conventional standards, and will function in a safe and efficient manner.

- E. **Parking Lot Access.** Parking lots or parking structures may only be accessed from a minor street.
- F. **Parking Structures.** Parking structures are permitted in the form-based district on parcels larger than ten acres, provided that they comply with the following requirements:
 - 1. **Setback from Arterial and Main Streets.** The parking structure and all parking spaces within shall be set back a minimum of 80 feet from any Arterial or Main street. If liner shops are located on the ground floor of a parking structure located along a main street, the building shall not be considered a parking structure, but rather shall be considered a shopfront building subject to the requirements of Section 138-8.500.A.
 - 2. **Setback from Minor Streets.** Parking structures shall be set back a minimum of seven feet from any minor street. When located adjacent to a residential zoning district, the structure shall comply with the setback standards in Section 138-8.401.
 - 3. **Height.** Parking structures may not exceed the maximum height permitted for a building at that location within the FB overlay district.
 - 4. **Design Guidelines.** Any parking structure façade that will be visible from a perimeter or interior street, civic/open space, or building shall comply with the following design guidelines:
 - a. The façade shall comply with the building material requirements of Section 138-8.502.
 - b. The parking structure shall have the appearance of a flat-roofed building with a parapet cap type.
 - c. The ground floor of the structure shall be differentiated from upper floors through the use of a horizontal expression line.
 - d. Exterior elevator towers or stair wells shall be open to public view, or enclosed with transparent glazing.
 - e. Views into the parking structure shall be minimized. Façades of parking structures shall be designed without continuous horizontal parking floor openings. Decorative trellis work or another architectural element that will screen the view of parked cars in the structure shall be provided on all exterior openings.
- G. **Loading Space.** There are no specific loading requirements in the FB overlay district; however, buildings and sites shall be designed such that trucks and large delivery vehicles may be accommodated on the site without encroaching onto a perimeter or interior street. Further, loading facilities such as truck docks shall be located and screened such that they are not visible from any perimeter or interior street.

(Ord. No. 189, Pt. 1, 12-14-2020; Ord. No. 191, § 3, 9-26-2022)

138-8.601 Places of Interest

In keeping with the intent of the FB overlay district to create a unique and vibrant spaces, all developments in the FB overlay district shall provide outdoor places of interest, one of which shall serve the general public.

- A. A place of interest shall include at least two of the following site elements or amenities listed in the table that follows, provided that such spaces are open, inviting, and accessible and total a minimum of five percent of the gross floor area of the buildings. Two of the same types of elements may be selected, provided they are two distinct locations that meet the requirements of this section. All places of interest shall be maintained in good condition on a year-round basis.

Place of interest	Required elements	Proximity and Accessibility Requirement
Garden	<p>Land used for the cultivation of fruits, vegetables, plants, flowers, or herbs. The land shall be served by a water supply sufficient to support the cultivation practices used on the site.</p> <p>If vertical gardens or green walls are created, the area of continuous green wall shall count towards fifty (50) percent of the required place of interest area.</p>	<p>A garden shall be located in an area that is accessible and shall be placed so that it can be experienced by the users of the site. A fruit and vegetable garden shall be located in the rear of a property and be separated from parking areas and other open space by a fence no higher than four (4) feet.</p>
Conservation Area	<p>Conservation areas shall be comprised of naturalized areas such as wetlands, woodlands, prairie or the like, within an approved FB district development. Such areas This shall be dedicated open space by way of recorded plan, easement, agreement or other satisfactory evidence, that the open space is intended to be permanent.</p> <p>The landowner shall be responsible for proper stewardship of the conservation area.</p>	<p>The conservation areas shall be located within the development area.</p>
Nature Path	<p>Nature paths shall allow users to observe the natural resources of a site or adjacent sites, which may include the promotion of the conservation of soils, wetlands and waterways, habitat, and special plants, animals, and plant communities. Nature paths shall be a minimum of eight (8) feet wide. Seating shall be provided every five hundred (500) feet. At least 50% of a nature path shall be accessible (which means ADA-compliant) by users of all ages</p>	<p>An ADA-compliant pathway shall connect a nature path to the building to which it relates.</p>

	and abilities; the remainder may be comprised of natural materials such as wood chips or gravel.	
Nature Viewing Area	<p>Nature viewing areas may consist of preserved natural features on site or landscaping that creates a park-like setting. It shall include seating and be connected by a path to the building to which it serves.</p> <p>Bird houses, feeders, and the like are encouraged if properly maintained. Signage for vegetation and/or habitat being viewed shall be provided. The area encompassing improvements made by an applicant to enhance the viewing of nature shall be considered a place of interest.</p>	A nature viewing area shall be accessible by users of all ages and abilities from the building to which it relates.
Outdoor Dining Areas		Outdoor dining shall be provided in a location that is accessible to patrons or users as well as accessible for maintenance and upkeep.
Paseo/Pedestrian Pass-Through	All paseos/pedestrian pass-throughs shall be at least eighteen (18) feet wide. This requirement may be modified by the Planning Commission if it is demonstrated that the paseo is designed with architectural elements that reinforce an appropriate pedestrian scale.	
Plaza	A plaza shall be designed to attract users of the building. It shall include moveable seating, at least one trash receptacle and one or more of the following additional items: a garden, landscape containers/planters, art installation, and/or water feature (fountain, reflecting pool, pond, waterfall, and the like).	A plaza is separated from parking areas and other required open space by a buffer, such as a wall, decorative fence, or landscape plantings at least three feet in height.
Fitness Trail	A minimum ¼ mile trail with fitness-related amenities, such as directional signage, fitness stations, and at least three pieces of fitness equipment, such as a sit-up bench, pull-up bar, or push-up	Same as nature path, above.

	bar. At least fifty percent (50%) of a fitness trail shall be accessible by users of all ages and abilities; the remainder may be comprised of natural materials such as wood chips or gravel. Signage shall be provided to define hours of availability.	
Children's Playground	A children's playground shall consist of a minimum six hundred (600) square foot area to provide short-term active and passive activities for supervised children. It shall include seating designed for children and adults, age-appropriate equipment and signage to define safety and define hours of availability.	A children's playground shall serve the general public and be fully accessible from the building to which it serves.

- B. **Alternatives.** Alternatives to the places of interest requirements herein may be permitted if the applicant is able to demonstrate that there is insufficient space for any of the above options. Alternatives may be permitted if the Planning Commission finds the proposed alternative place(s) of interest is/are in keeping with the spirit of this section. Any alternatives shall result in engaging, interesting, attractive, safe, context-sensitive, and comfortable places.

(Ord. No. 191, § 3, 9-26-2022)

Editor's note(s)—Formerly entitled "Outdoor Amenity Space," which was amended as herein set out above by Ord. No. 191.

138-8.602 Landscaping and Buffering

All landscaping requirements of Article 12 shall apply in the FB overlay district. For properties developed under the FB overlay option, the required buffer type is based on the predominant use that is most proximate to the adjacent district.

If the majority of the property will be developed with multiple-family dwellings, a C type buffer will be required. If a majority of the property will be developed with commercial uses, then a D type buffer will be required.

(Ord. No. 191, § 3, 9-26-2022)

138-8.603 Signs

Exterior signs in the FB overlay district shall be governed by the sign requirements of Article VI of Chapter 134 of the Code of Ordinances of the City of Rochester Hills.

(Ord. No. 165, § 11, 3-19-2012; Ord. No. 182, § 6, 2-5-2018; Ord. No. 191, § 3, 9-26-2022)

Editor's note(s)—Ord. No. 191 deleted former § 138-8-604 entitled "Modification of Dimension and Design Standards," which was derived from Ord. No. 189, Pt. 2, adopted Dec. 14, 2020.

CHAPTER 8. TEMPORARY MORATORIUM

SECTION 138-8.800 Temporary Moratorium

(a) **Purpose.**

1. The City has identified concerns relating to the location and regulation of Flex Business Overlay Districts including, but not limited to, building height, density of development, compatibility with residential zoning and development, parking, and generally whether the Flex Business Overlay Districts are appropriately located and are accomplishing the intended goals and objectives of fostering and encouraging vital, vibrant, and sustainable mixed use developments, incorporating flexible, diverse, and creative development concepts.
2. In order to maintain the status quo while the City studies and reevaluates Flex Business Overlay Districts zoning, and considers possible modification thereof, the City Council determines it is in the City's best interest to adopt a moratorium temporarily suspending the City's processing or acceptance of applications, plans, or permits for the development, improvement, or alteration of land under Flex Business Overlay Districts regulations.

Moratorium. A moratorium is established suspending the processing and acceptance of any applications, plans, or permits for the development, improvement, or alteration of any land parcel, lot, or premises under Article 8 Flex Business Overlay Districts (FB-1, FB-2, and FB-3) of the Zoning Ordinance. This moratorium does not apply to any development or building project that received, or that has submitted complete plans to the City for, site plan approval on or before February 25, 2022. This moratorium shall remain in effect until repealed by the city council or the expiration of 180 calendar days, whichever occurs sooner.

(Ord. No. 635, § 1, 4-11-2022)

SECTION 138-4.300 Table of Permitted Uses by District

Table 4. Permitted Uses by Zoning District

Key: Use	P: Permitted Use			C: Conditional Use										[—]: Use Not Permitted Additional Standards
	R	R-5	RM-1	NB	CB	HB	BD	FB	O	EC	I	SP		
Agriculture	P	—	—	—	—	—	—	—	—	—	—	—	—	Section 138-4.401
Kennels	C	—	—	—	—	C	—	—	—	C	C	—	Section 138-4.419	
Pet Boarding Facilities	—	—	—	P	P	P	—	—	—	C	C	—	Section 138-4.426	
Plant Material Nurseries	C	—	—	P	P	P	—	—	—	—	—	—	Section 138-4.428	
Raising and Keeping of Animals	P	—	P	P	P	P	—	—	P	P	P	P	Section 138-4.430	
Stables, Riding Academies and Hunt Clubs	C	—	—	—	—	—	—	—	—	—	—	C	Section 138-4.434	
Veterinary Hospitals or Clinics	—	—	—	P	P	P	—	—	C	C	C	—	Section 138-4.439	
One-Family Detached Dwellings	P	P	P	—	—	—	—	—	—	—	—	C	Section 138-6.700—138-6.702 In the SP district follow the requirements of the R-1 district In the RM-1 district follow the requirements of the R-3 district	
Attached Dwelling Units	—	P	P	—	—	—	—	P	—	—	—	—	Section 138-6.700—138-6.702 up to 4 units attached Not permitted on the first floor in the BD district and must meet the following: 1. Each dwelling unit must contain the minimum number of sq. ft. as follows set forth below based on the number of bedrooms in the unit: 1 bedroom: 600 sq. ft., 2 bedrooms: 900 sq. ft.; 3 bedrooms: 1,100 sq. ft., more than 3 bedrooms: 1,100 sq. ft. + an additional 200 sq. ft. for each bedroom over 3. 2. Each dwelling unit must	

Facilities (more than 7 but not more than 12 residents)															
Cemeteries	C	—	—	—	—	—	—	—	—	—	—	—	—	—	Minimum site size of 5 acres
Colleges, Universities, or Other Institutions of Higher Learning Offering Courses in General, Technical, Vocational or Religious Education	—	—	—	—	—	C	—	P	—	—	—	—	P		
Community facilities, including Libraries, Museums and Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 138-4.437	
Hospitals	—	—	—	—	—	—	—	—	—	—	—	—	C	Section 138-4.414	
Nursery Schools, Day Nurseries, Child Care Centers, Adult Foster Care Large Group Homes, and Adult Foster Care Congregate Facilities	C	C	C	P	P	C	—	P	P	—	—	—	—	Section 138-4.420	
Places of assembly under 5,000 sf	—	—	—	P	P	P	C	P	P	—	—	—	P	Section 138-4.427	
Places of assembly over 5,000 sf	—	—	—	C	P	P	C	P	C	—	—	—	P	Section 138-4.427	
Places of Worship under 5,000 sf	C	P	P	P	P	P	P	P	P	—	—	—	P	Section 138-4.427	
Places of Worship over 5,000 sf	C	P	P	C	P	P	C	P	C	—	—	—	P	Section 138-4.427	
Primary and Secondary Schools (public, private and parochial)	C	P	P	—	—	—	P	—	—	—	—	—	—		
Private Recreation Areas, Swim Clubs, Golf Courses and Tennis Courts	C	C	—	—	P	—	—	—	—	—	—	—	—	Section 138-4.429 Section 138-4.410	
Transit Passenger Stations	—	—	—	P	P	P	—	P	P	P	P	P	P		
Adult Regulated Businesses	—	—	—	—	C	—	—	—	—	—	—	—	—	Section 138-4.400	
Alcoholic Beverage Sales (for on-premises consumption) Accessory to a Permitted Use	C	C	C	C	C	C	C	C	C	C	C	C	C	Chapter 6 Alcoholic Liquor	
Automotive Gasoline Service Stations and Associated Retail Uses	—	—	—	C	C	P	P	—	—	—	—	—	—	Section 138-4.404, In BD existing only	
Automotive Service Centers	—	—	—	—	C	C	—	—	—	—	—	—	C	Section 138-4.405	
Banks and Credit Unions	—	—	—	P	P	P	P	P	P	P	—	—	—		

Car Washes	—	—	—	—	—	C	—	—	—	—	—	—	—	
Drive-Through Accessory to a Permitted Use	—	—	—	C	C	C	C	C	C	—	—	—	—	Section 138-4.40710, Not permitted on sites with frontage on Auburn in REC districts, In BD existing only
Funeral Homes	C	—	—	—	C	—	—	—	P	—	—	—	—	Section 138-4.409
Health, recreation and physical education facilities under 5,000 sf	—	—	—	P	P	P	P	P	P	C	—	P	—	Section 138-4.412
Health, recreation and physical education facilities over 5,000 sf	—	—	—	C	P	P	—	—	—	C	—	—	—	Section 138-4.412
Hotels, Motels and Residential Inns	—	—	—	—	C	C	—	C	—	—	—	—	—	Section 138-4.415
New Car Offices, Sales or Showrooms	—	—	—	—	P	C	—	—	—	—	—	—	—	
Offices/Showrooms or Workshop Establishments	—	—	—	P	P	P	—	—	—	—	—	—	—	A maximum of 5 persons may be employed at any time in the fabrication, repair and other processing of goods
Sales of Used Cars, Recreational Vehicles, Travel Trailers and Manufactured Homes -	—	—	—	—	C	C	—	—	—	—	—	—	—	Section 138-4.432
Personal Service Establishments	—	—	—	P	P	P	P	P	P	—	—	—	—	Section 138-4.408
Professional & Medical Offices	—	—	—	P	P	P	P	P	P	P	P	—	—	
Restaurants	—	—	—	P	P	P	P	P	—	—	—	—	—	Section 138-4.424
Retail Sales Establishments under 75,000 sf	—	—	—	P	P	P	P	P	P	—	C	—	—	Accessory only in the O District
Retail Sales Establishments over 75,000 sf for a single store	—	—	—	—	C	C	—	—	—	—	—	—	—	
Airports, Landing Fields, Heliports, Platforms, Hangars, Masts and other Aeronautical Facilities	—	—	—	—	—	—	—	—	—	—	C	—	—	Section 138-4.402
Artisan Manufacturing	—	—	—	—	C	C	C	C	—	—	—	—	—	
Commercial Communication Towers, including Commercial Television,	—	—	—	—	—	—	—	—	—	—	C	—	—	Section 138-4.406

Radio, and Public Utility Transmitting and/or Receiving Towers and Receiving Microwave Antennas														
Equipment and trailer rental facilities	—	—	—	—	—	C	—	—	—	C	P	—		
General Industrial Uses	—	—	—	—	—	C	—	—	—	C	C	—	Section 138-4.403 Section 138-4.417 Section 138-4.422 Section 138-4.438	
Gun Clubs (for-profit or not-for-profit)	—	—	—	—	—	—	—	—	—		C	—	Section 138-4.411	
Light Industrial Uses	—	—	—	—	—	P	—	—	—	P	P	—		
Small-scale Breweries, Wineries, and Distilleries	—	—	—	C	P	P	C	P	—	—	—	—	Section 138-4.433	
Storage, outdoor and/or self	—	—	—	—	—	—	—	—	—	—	C	—		
Accessory buildings and accessory uses customarily incidental to the permitted uses in this section	P	P	P	P	P	P	—	—	P	P	P	P	Article 10, Chapter 1	
Home occupations	P	P	—	—	—		—	—	—	—	—	—	Section 138-4.413	
Outdoor storage, Accessory	—	—	—	P	P	P	—	—		P	P	—	Section 138-4.425	
Roadside stands and markets and Christmas tree sales	P	P	P	P	P	P	—	—	P	P	P	P	Section 138-4.431	
Temporary construction	P	P	P	P	P	P	P	P	P	P	P	P	Section 138-4.436	
Wireless Telecommunication Facilities	C	C	C	C	P	P	—	—	C	P	P	C	Section 138-4.440	

(Ord. No. 165, §§ 2, 10, 3-19-2012; Ord. No. 581, § 10, 11-11-2013; Ord. No. 173, § 1, 5-18-2015; Ord. No. 175, § 1, 6-1-2015; Ord. No. 179, § 1, 8-8-2016; Ord. No. 182, § 2, 2-5-2018; Ord. No. 183, § 5, 6-18-2018; Ord. No. 186, pt. 4, 12-2-2019; Ord. No. 196, § 3, 6-19-2023)

SECTION 138-4.301 Footnotes to the Table of Permitted Uses by District

A. R districts include RE, R-1, R-2, R-3, and R-4.

B. All uses in the NB, CB, and BD districts are subject to the following conditions:

1. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
2. All business, servicing, storage and processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.
3. Existing Health, recreation and physical education facilities established in the NB District and having a valid certificate of occupancy prior to the effective date of adoption of this chapter (July 8, 2023) shall be considered a permitted use, provided that the current building/tenant configuration and size (square footage) are not expanded or increased.

C. All uses in O office business districts shall be subject to the following conditions:

1. The outdoor storage of goods or materials shall be prohibited, irrespective of whether or not they are for sale.
2. Warehousing or indoor storage of goods or material, beyond that normally incidental to the permitted uses in this division, shall be prohibited.

(Ord. No. 179, § 1, 8-8-2016; Ord. No. 184, pt. 3, 12-2-2019; Ord. No. 196, § 3, 6-19-2023)

SECTION 138-6.700 R-5 Allowed Building Types and District Regulations

Because of the importance of establishing proper pedestrian-oriented form and meeting the purpose and intent of this district, district regulations are established based on building type. Certain building types require additional lot width and lot area, as described below. Only the following building types are allowed in the R-5 District, and additional district regulations below shall apply.

A. District Lot Regulations by Building Type.

Building Type	Minimum Lot Width	Maximum Lot Width ⁴	Minimum Lot Area
(1) Single-family	50 feet ¹	120 feet	6,000 sq. ft. ¹
(2) Bungalow court ²	100 feet	225 feet	12,000 sq. ft. ⁵
(3) Two-family dwelling	25 feet/50 feet ³	120 feet/240 feet ³	6,000 sq. ft. ¹
(4) Multiplex ⁶	50 feet	120 feet	6,000 sq. ft. ⁵

Note: For all building types, an additional 15 feet of lot width is required for corner lots.

¹ Minimum per dwelling unit.

² The lot width and area regulations apply to a single lot developed under one owner with several detached units that are individually leased. If this building type is developed as a plat or a condominium, individual, court-facing lots shall have minimum lot width of 40 feet and minimum lot area of 5,000 square feet. Units may be no closer than 15 feet apart. The all units shall face a landscaped courtyard that is at least 25 feet wide and has five-foot wide sidewalks along the boundaries of the courtyard. Bungalow court building types may be located on a zoning lot containing up to six detached dwelling units.

³ Minimum per dwelling unit/minimum for two units. Two attached units shall be constructed.

⁴ Maximum does not apply to parks, playgrounds, tennis courts, similar public non-profit recreational uses, and similar public and nonresidential uses.

⁵ For any development site with more than four units, there shall be an additional 1,000 square feet of lot area for each unit beyond the first four.

⁶ Includes triplexes and quadplexes up to four units in a principal building.

B. Number of Units—Building Type.

- (1) Single family: 1 per lot.
- (2) Two-family: 1 or 2 per lot.
- (3) Multiplex: 3 to 4 units per lot.
- (4) Bungalow Court: 3 to 6 units per lot.

C. Building Size and Massing—Height/Stories.

- (1) Height in feet: 35 feet maximum.
- (2) Stories: 2½ maximum.

D. Setbacks.¹

- (1) Distance between principal buildings: 15 feet minimum.

¹Note(s)—Buildings with a principal use that is nonresidential shall be setback a minimum of 35 feet from a residentially-zoned lot.

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- (2) Front Yard and Street-facing Side Yard: 15 feet minimum.
 - (3) Interior Side Yard: 5 feet Minimum/15 feet total.
 - (4) Rear Yard: 35 feet minimum.
- E. Building Dimensions and Lot Coverage.**
- (1) Building Lot Coverage: 50 percent maximum.
 - (2) Longest Building Dimension (Street-facing).
 - (a) Detached single family, detached bungalow, multiplex and two-family units: 85 feet Max.²
 - (b) All other types: 180 feet maximum.
- F. Allowed Building Frontages.**
- (1) Porch, Projecting (All).
 - (2) Porch, Integral (All).
 - (3) Stoop (All).
 - (4) Forecourt (Multiplex).
 - (5) Flex door yard (Nonresidential uses).
- G. Allowed Roof Types.**
- (1) Flat.
 - (2) Pitched.
- H. Vehicle Parking.**
- (1) Parking spaces shall be enclosed or covered.
 - (2) Parking shall not be permitted in a front yard or any other street-facing yard.
 - (3) Garages shall be freestanding, attached or tuck-under. Garage doors shall not face a street.
- I. Vehicular Access.**
- (1) Parking may be accessed from alley, side street or front.
- J. Pedestrian Access—Main Entrance Location.**
- (1) Street-facing or Courtyard: Bungalow Court.
 - (2) Street-facing only: Single- and Two-Family Multiplex.³
- K. Other.**
- (1) Attic space may be converted to a half story.
 - (2) Floor to ceiling height: 9 feet minimum 1st Floor; eight feet minimum above.

²Note(s)—For bungalow court units, applies to front facade dimension of court-facing units. Multiplex buildings may be granted an additional 20 feet (105 feet total) provided an 85 foot width or less is maintained for at least a 10 foot depth from the front façade. For two-family units, the 85 foot maximum applies to each unit.

³Note(s)—One common street-facing entrance serving at least two units

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- (a) Building facades facing streets shall have a minimum of 10 percent clear glass on each story.
 - (b) Upper floor windows shall be square or vertically proportioned.
 - (3) Building facades not facing streets shall have a minimum of 5 percent clear glass on each story.
- L. Access to the rear of lots shall be from a public alley, a private backstreet or private drive. A private backstreet or drive may straddle a rear or side lot line to serve two or more properties as part of an approved site plan. In all cases where rear lot access is provided, the following shall apply:
- (1) Appropriate easements will be recorded or right-of-way will be dedicated,
 - (2) The access plan will provide safe and reasonable access to the impacted lots,
 - (3) The access proposal is consistent with safe and efficient traffic flow in the neighborhood,
 - (4) Safe and sufficient emergency access is provided, and
 - (5) There is at least 18 feet of non-obstructed pavement width provided in the backstreet, alley or any private access drive serving adjacent lots.

These backstreets and drives are intended to be low-volume, two-way access streets and they shall not be blocked with parking, trash receptacles or other obstructions.

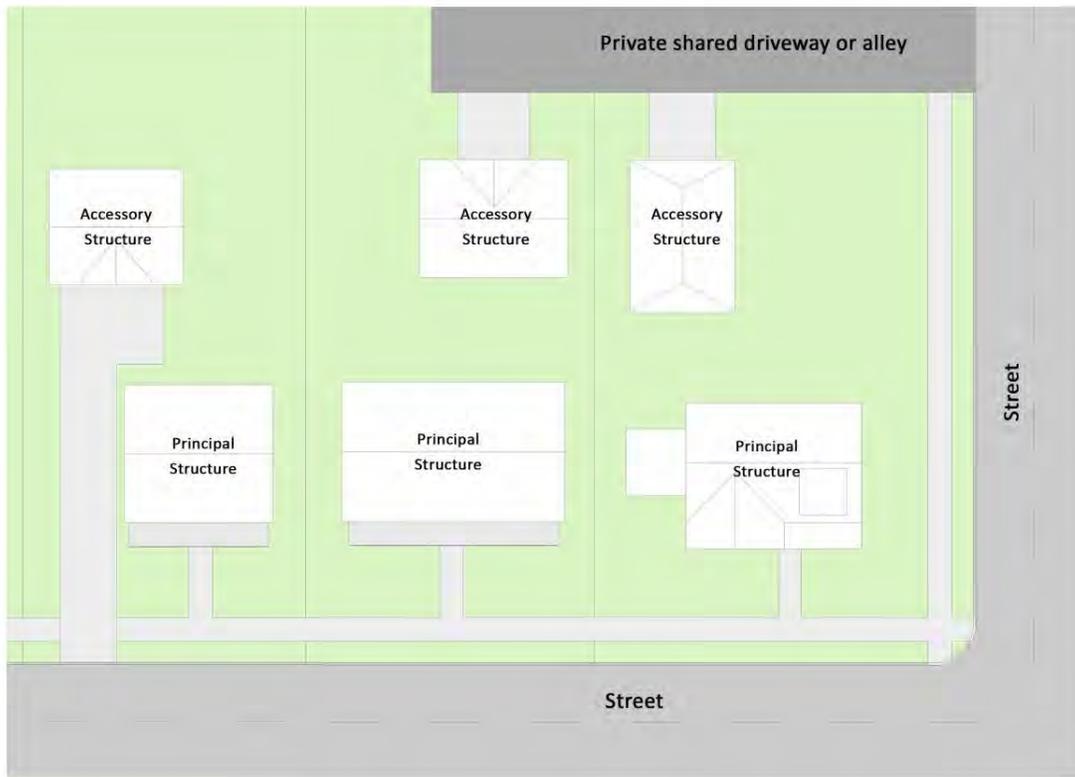
- M. The following also apply to all building types:
- (1) Minimum Floor Area per Unit.
 - (a) One-bedroom: 600 square feet.
 - (b) Two-bedroom: 900 square feet.
 - (c) Three-bedroom: 1,100 square feet.
 - (d) Each additional bedroom over three: 200 square feet per bedroom.
 - (2) Roadway and Parking Clearances—Access Drive or Parking Area Setbacks.
 - (a) Property Line: 5 feet minimum.
 - (b) Any Dwelling: 5 feet minimum.

(Ord. No. 186, pt. 11, 12-2-2019)

SECTION 138-6.701 R-5 Building Type Regulations

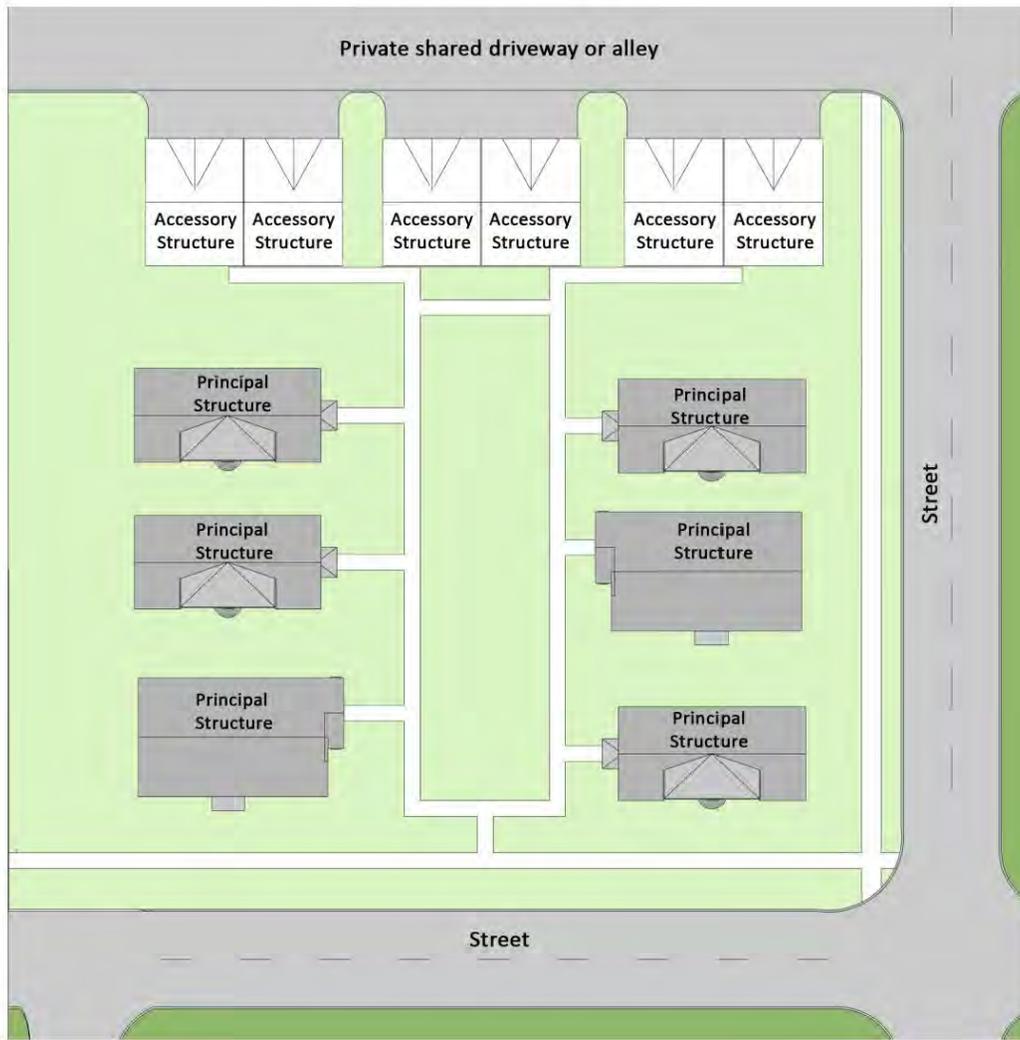
A. Single-Family Detached Dwellings.

- (1) Description. The single-family detached dwelling unit type consists of structures containing one dwelling unit surrounded by yard space on all four sides, where private open spaces are available for the exclusive use of the occupant.
- (2) Building Form. See Section 138.6.700 A.—M. above for form, placement, and other requirements.
- (3) Illustrative Concept Sketch. See below for illustrative concept sketch of the single-family detached building type in plan view. This is intended to illustrate development options in a generalized way; it is not to scale.



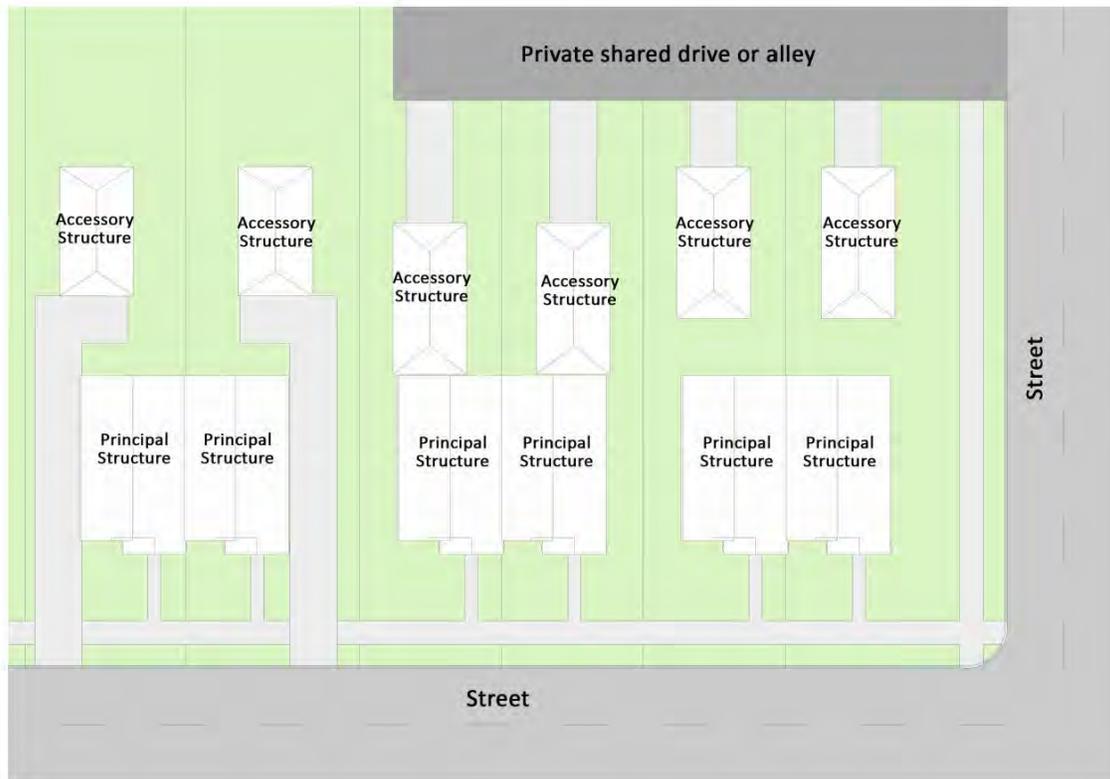
B. Bungalow Court.

- (1) Description. The bungalow court detached dwelling unit type consists of structures containing one dwelling unit surrounded by yard space on all four sides. All units front upon a common court that is landscaped and contains pedestrian paths.
- (2) Building Form. See Section 138-6.700 A.—M. above for form, placement, and other requirements.
- (3) Illustrative Concept Sketch. See below for illustrative concept sketch of the bungalow court building type in plan view. This is intended to illustrate development options in a generalized way; it is not to scale.



C. Two-family dwelling.

- (1) Description. The two-family detached dwelling unit type consists of structures containing two attached dwelling units surrounded by yard space on all four sides, where private open spaces is available for the exclusive use of the occupant. Two-family dwelling units are typically attached side-by-side with on common wall, but they may also be stacked vertically.
- (2) Building Form. See Section 138-6.700 A.—M. above for form, placement, and other requirements.
- (3) Illustrative Concept Sketch. See below for illustrative concept sketch of the two-family detached building type in plan view. This is intended to illustrate development options in a generalized way; it is not to scale.



D. Multiplex.

- (1) Description. The multiplex residential building type consists of single structures that contain multiple attached side-by-side and/or stacked dwelling units. The units are accessed from one shared entry facing a street or at least two units are accessed from a shared entry facing a street and other are accessed from a side or rear door. This building type shall be designed to have the appearance of a detached single family dwelling unit. This unit type is modest in scale and mixes well with other building types allowed in AUH district.
- (2) Building Form. See Section 138-6.700 A.—M. above for form, placement, and other requirements.
- (3) Illustrative Concept Sketch. See below for illustrative concept sketch of the multiplex detached building type in plan view. This is intended to illustrate development options in a generalized way; it is not to scale.
- (4) Multiplex buildings are limited to occupy not more that 25 percent of the total number of lots on a single block.

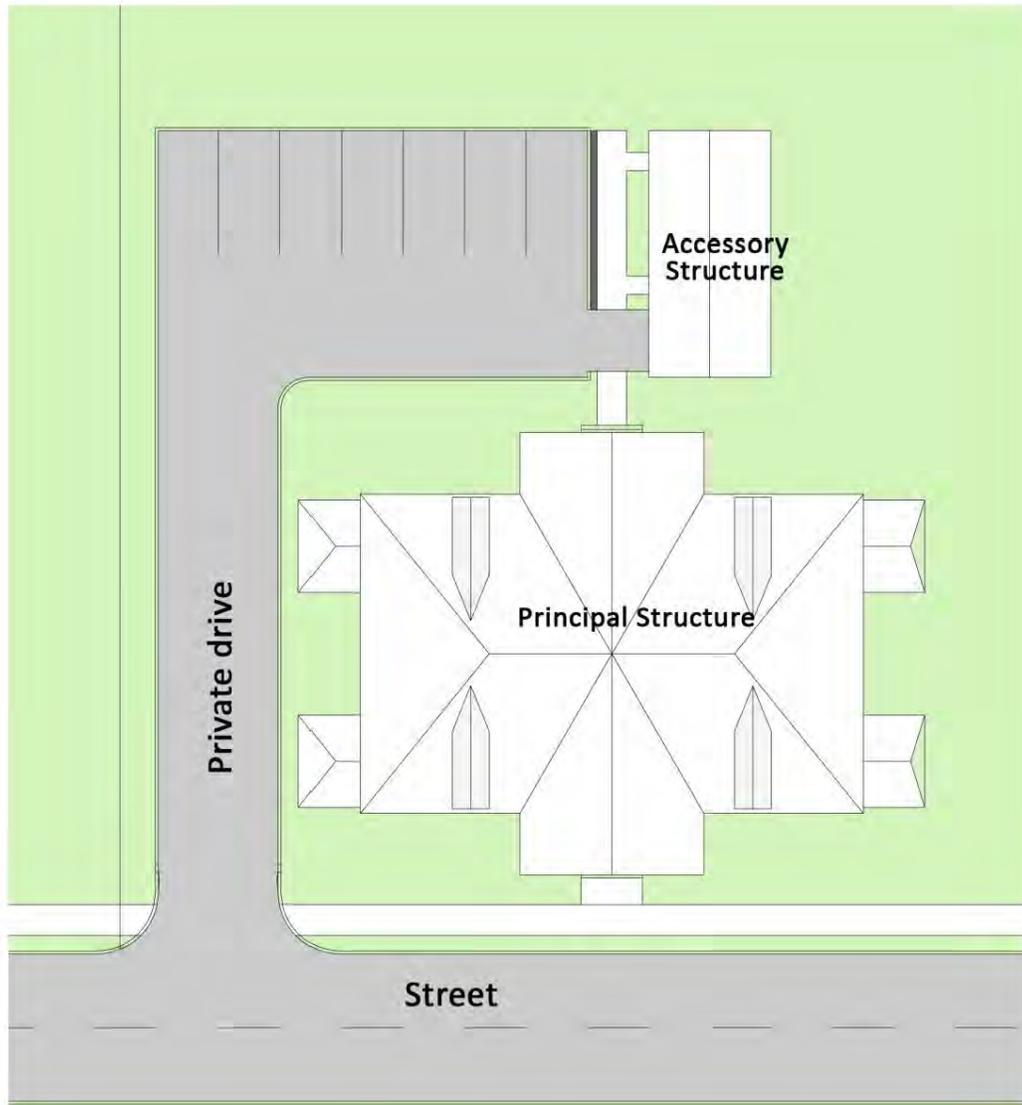
E. Other Building Types. For allowed nonresidential uses, buildings shall be designed to be complementary to other residential structures in the district. See Section 138-6.700 A.—M. above for form, placement, and other requirements.

(Ord. No. 186, pt. 11, 12-2-2019)

SECTION 138-6.702 Building Frontages

The purpose of this section is to identify the frontage types allowed in the R-5 District, and for each type, provide a description, a statement as to the type's intent and design standards, to ensure that proposed

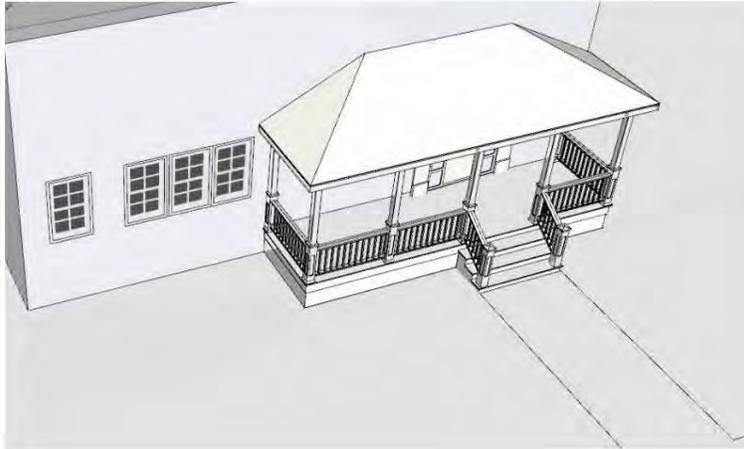
development is consistent with the city's goals for walkability and residential character by providing proper building form, character, and quality.



A. Projecting Porches.

- (1) Description. The main facade of the building typically has a small-to-medium setback from the property line. The resulting front yard is typically small and may or may not be defined by a fence or hedge to separate the edge of the street right-of-way and private property.
- (2) Standards. The projecting porch shall be open on three sides and shall have a roof form that is separate from the main house. The porch may extend one or two stories. The minimum width is 10 feet, the minimum depth is 8 feet, and a minimum clearance of 8 feet is required from the floor to the lowest point of the roof structure. The porch should be elevated above the private sidewalk that connects the porch to the public sidewalk running along the lot frontage.

B. Integral Porch.



- (1) Description. The main facade of the building has a small setback from the property line. The resulting front yard is typically small and may be defined by a fence or hedge to spatially maintain the edge of the street. An integral porch is part of the overall massing and roof form of a building. With an integral porch it is not possible to remove the porch without major changes to the overall roof form.



- (2) Standards. The integral porch shall be open on two or three sides and has a roof form that is part of the roof structure of the main building. The porch may extend one or two stories. The minimum width is 8 feet, the minimum depth is 8 feet, and a minimum clearance of 8 feet is required from the floor to the lowest point of the roof structure. The porch should be elevated above the private sidewalk that connects the porch to the public sidewalk running along the lot frontage.

C. Stoop.



- (1) Description. The main facade of the building is near the property line and the elevated stoop engages the sidewalk. The stoop may or may not have a roof form.
- (2) Standards. The stoop should be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be accessed from the side. The minimum width is 5 feet and the maximum is 10 feet; the minimum depth is 5 feet and the maximum is 10 feet; and a minimum clearance of 8 feet is required from the floor to the lowest point of the roof structure, when provided.

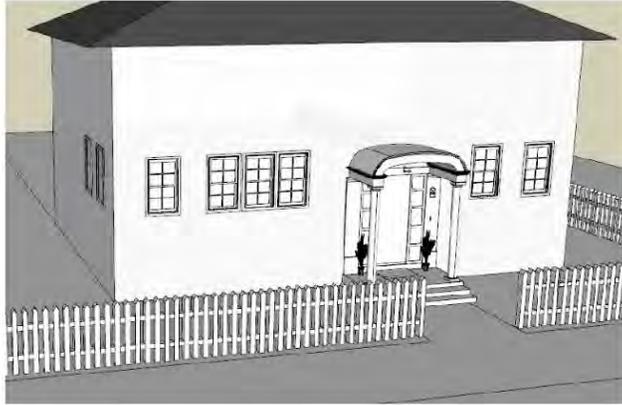
D. Forecourt.

- (1) Description. A portion of the main facade of the building is at or near the property line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for multiplex. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.



- (2) Standards. A forecourt shall be a minimum of 12 feet wide and 12 feet deep. A 30-inch to 36-inch high edge wall shall define the edge of the courtyard. The edge wall shall be located within 5 feet of the front lot line and shall be constructed of 1) brick or stone or 2) brick or stone piers, at least 24 inches wide and no more than 15 feet apart, connected by a black metal decorative fence of the same height, with supplemental shrub or ornamental grass plantings. All walls and piers shall have a suitable stone cap. This frontage type should be used sparingly along a block frontage.

E. Flex Dooryard.



- (1) Description. The facade of the building that faces the front street is setback a small distance from the street, typically within a build-to-zone. The front property line is oftentimes defined by a low wall, fence, or hedge, creating a small dooryard. The dooryard shall not provide public circulation along the rights-of-way. The dooryard is most often intended for ground floor residential but can also be used for allowed nonresidential uses. The façade of the building that contains the main entry fronts on a greenspace area that may be a street-facing yard, as described above, or it may front on an internal greenspace or pedestrian plaza.
- (2) Standards. A dooryard shall be constructed for access at grade or it may be raised. There shall be a sidewalk connecting the flex dooryard entryway to an internal sidewalk. The internal sidewalk shall connect to a public sidewalk or internal private sidewalk system.

(Ord. No. 186, pt. 11, 12-2-2019)

ARTICLE II. PLANNING COMMISSION¹

¹Editor's note(s)—Ord. No. 564, § 1, adopted Aug. 8, 2011, repealed Ch. 130, Art. II, §§ 130-26—130-33, in its entirety and enacted new provisions to read as herein set out. Prior this amendment, Art. II pertained to similar subject matter. See Code Comparative Table for derivation.

Cross reference(s)—Boards and commissions, § 2-141 et seq.

State law reference(s)—Municipal planning, MCL 125.31 et seq., MSA 5.2991 et seq.

Sec. 130-26. Purpose and intent.

This article is adopted pursuant to the authority granted to the city council under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., and the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3101, et seq., to establish a planning commission with the powers, duties and limitations provided by those acts and subject to the terms and conditions of this article and any future amendments to this article.

The purpose of this article is to provide that the Rochester Hills City Council hereby confirms the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., of the City of Rochester Hills Planning Commission formerly established under the Municipal Planning Act, Public Act 285 of 1931, MCL 125.31, et seq. to establish the appointments, terms, and membership of the planning commission; to identify the officers and the minimum number of meetings per year of the planning commission; and to prescribe the authority, powers and duties of the planning commission.

(Ord. No. 564, § 1, 8-8-2011)

Sec. 130-27. Establishment.

The city council hereby confirms the establishment under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., of the City of Rochester Hills Planning Commission formerly established under the Municipal Planning Act, Public Act 285 of 1931, MCL 125.31, et seq. The planning commission shall have nine members. Members of the planning commission as of the effective date of this article shall, except for an ex officio member whose remaining term on the planning commission shall be limited to that member's term on the city council, continue to serve for the remainder of their existing terms so long as they continue to meet all of the eligibility requirements for planning commission membership set forth within the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq.

(Ord. No. 564, § 1, 8-8-2011)

Sec. 130-28. Appointment and term.

- (a) *Generally.* The mayor, with the approval of the city council by a majority vote of the members elected and serving, shall appoint all planning commission members, except for the ex officio member.
- (b) *Term length.* The planning commission members, other than the ex officio member, shall serve for terms of three years.
- (c) *Vacancy.* A planning commission member shall hold office until his or her successor is appointed. Vacancies shall be filled for the unexpired term in the same manner as the original appointment.
- (d) *Membership criteria.* Planning commission members shall be qualified electors of the city, except that one planning commission member may be an individual who is not a qualified elector of the city. The membership of the planning commission shall be representative of important segments of the community, such as the economic, governmental, educational, and social development of the city, in accordance with the major interests as they exist in the city, such as agriculture, natural resources, recreation, education, public health, government, transportation, industry, and commerce. The membership shall also be representative of the entire geography of the city to the extent practicable.
- (e) *Ex officio member.* One member of the city council shall be appointed by the city council to the planning commission as an ex officio member with full voting right. The ex officio member's term on the planning commission shall expire with his or her term on the city council, and otherwise shall be for the length of time established in the resolution of appointment.

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- (f) *Ineligibility of other city officers and employees.* No other elected officer or employee of the city is eligible to be a member of the planning commission.

(Ord. No. 564, § 1, 8-8-2011)

Sec. 130-29. Removal of members.

The city council may remove a member of the planning commission for misfeasance, malfeasance, or nonfeasance in office upon written charges and after a public hearing.

(Ord. No. 564, § 1, 8-8-2011)

Sec. 130-30. Conflict of interest.

- (a) *Disclosure.* Before casting a vote on a matter on which a planning commission member may reasonably be considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the planning commission. Failure of a member to disclose a potential conflict of interest as required by this ordinance constitutes malfeasance in office.
- (b) *Bylaws.* For the purposes of this section, the planning commission shall define conflict of interest in its bylaws.

(Ord. No. 564, § 1, 8-8-2011)

Sec. 130-31. Compensation.

The planning commission members may be compensated for their services as provided by city council resolution.

(Ord. No. 564, § 1, 8-8-2011)

Sec. 130-32. Officers and committees.

- (a) *Election of officers.* The planning commission shall elect a chairperson and a secretary from its members, and may create and fill other offices as it considers advisable. The ex officio member of the planning commission is not eligible to serve as chairperson. The term of each office shall be one year, with opportunity for reelection as specified in the planning commission bylaws.
- (b) *Advisory committees.* The planning commission may also appoint advisory committees whose members are not members of the planning commission.

(Ord. No. 564, § 1, 8-8-2011)

Sec. 130-33. Bylaws, meetings and records.

- (a) *Bylaws.* The planning commission shall adopt bylaws for the transaction of business.
- (b) *Meetings.* The planning commission shall hold at least 4 regular meetings each year, and shall by resolution determine the time and place of the meetings.
- (c) *Special meetings.* Unless otherwise provided in the planning commission's bylaws, a special meeting of the planning commission may be called by the chairperson or by two other members, upon written request to

the secretary. Unless the bylaws otherwise provide, the secretary shall send written notice of a special meeting to planning commission members at least 48 hours before the meeting.

- (d) *Open meetings.* The business that the planning commission may perform shall be conducted at a public meeting held in compliance with the Open Meetings Act, Public Act 267 of 1976, MCL 15.261, et seq, as amended.
- (e) *Public records.* The planning commission shall keep a public record of its resolutions, transactions, findings, and determinations. A writing prepared, owned, used, in the possession of, or retained by a planning commission in the performance of an official function shall be made available to the public in compliance with the Freedom of Information Act, Public Act 442 of 1976, MCL 15.231, et seq, as amended.

(Ord. No. 564, § 1, 8-8-2011)

Sec. 130-34 Annual report.

The planning commission shall make an annual written report to the city council concerning its operations and the status of the planning activities, including recommendations regarding actions by the city council related to planning and development.

(Ord. No. 564, § 1, 8-8-2011)

Sec. 130-35. Master plan.

- (a) *Preparation.* Under the authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq., and other applicable planning statutes, the planning commission shall make a master plan as a guide for development within the city's planning jurisdiction.
- (b) *Approval.* Final authority to approve a master plan or any amendments thereto shall rest with the planning commission unless the city council passes a resolution asserting the right to approve or reject the master plan.
- (c) *Existing plan.* Unless rescinded by the city, any plan adopted or amended under the Municipal Planning Act, Public Act 285 of 1931, MCL 125.31, et seq. need not be readopted under the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801, et seq.

(Ord. No. 564, § 1, 8-8-2011)

Sec. 130-36. Zoning powers.

- (a) *Transfer of zoning commission powers.* The city council hereby confirms the transfer of all powers, duties, and responsibilities provided for zoning boards or zoning commissions by the former City and Village Zoning Act, Public Act 207 of 1921, MCL 125.281, et seq.; the Michigan Zoning Enabling Act, Public Act 110 of 2006, MCL 125.3101, et seq.; or other applicable zoning statutes to the City of Rochester Hills Planning Commission formerly established under the Municipal Planning Act, Public Act 285 of 1931, MCL 125.31, et seq.
- (b) *Existing ordinance.* Any existing zoning ordinance shall remain in full force and effect except as otherwise amended or repealed by the city council.

(Ord. No. 564, § 1, 8-8-2011)

Sec. 130-37. Capital improvements program.

To further the desirable future development of the city under the master plan, the planning commission, after the master plan is adopted, shall annually prepare a capital improvements program of public structures and improvements, showing those structures and improvements in general order of their priority, for the following six-year period.

(Ord. No. 564, § 1, 8-8-2011)

Sec. 130-38. Subdivision and land division recommendations.

- (a) *Ordinance or rule.* The planning commission may recommend to the city council provisions of an ordinance or rules governing the subdivision of land. Before recommending such an ordinance or rule, the planning commission shall hold a public hearing on the proposed ordinance or rule. The planning commission shall give notice of the time and place of the public hearing not less than 15 days before the hearing by publication in a newspaper of general circulation within the city.
- (b) *Plat review.* The planning commission shall review and make recommendation on a proposed plat before action thereon by the city council under the Land Division Act, Public Act 288 of 1967, MCL 560.101, et seq., as amended. Before making its recommendation, the planning commission shall hold a public hearing on the proposed plat. A plat submitted to the planning commission shall contain the name and address of the proprietor or other person to whom notice of a hearing shall be sent. Not less than 15 days before the date of the hearing, notice of the date, time and place of the hearing shall be sent to that person at that address by mail and shall be published in a newspaper of general circulation in the city. Similar notice shall be mailed to the owners of land immediately adjoining the proposed platted land.

(Ord. No. 564, § 1, 8-8-2011)

Secs. 130-39—130-60. Reserved.



Planning Dept Email <planning@rochesterhills.org>

Old Orion Court Development - Wetlands Concern

1 message

Connor Pytlowany <cpytlowany@aisequip.com>
To: Planning Dept Email <planning@rochesterhills.org>

Sat, Feb 15, 2025 at 2:42 PM

Hello,

Please find attached my letter and supporting documents regarding the Wetlands use permit for the Old Orion Court Development project

Thanks,

Connor Pytlowany

Disclaimer: No agent, employee, or representative of AIS Construction Equipment Corporation has any authority to bind AIS to any affirmation, promise, representation, or warranty, unless it is expressly made and agreed to in a written and fully executed Sales Contract. No information in this communication shall become part of any contract for sale unless expressly agreed to by AIS in a fully executed Sales Contract.

2 attachments



Letter - Wetlands Permit.pdf

1984K



MDOT Stormwater Drainage Manual- Table 3-1 - Runoff Coefficients.pdf

40K

2/15/25

Dear Planning Commission,

I am writing to express my concern regarding the wetland use permit for the proposed development in our area. I believe the proposed use would have a permanent detrimental impact on both the wildlife and the private property owners who share this wetland.

Currently, the natural watershed of the area brings runoff to the entrance of the street via an open ditch system, with elevations of 805.21 and 805.12 per SHT C1 of the proposed prints. Water from both the north and south sides of the street collect at a common point in the wetlands area. The water naturally makes its way through the wetlands at a runoff coefficient (C value) of 0.1-0.3, as per MDOT standards.

The proposed development's design would collect the north side watershed as usual but would force the watershed quickly towards the proposed swale per SHT C3 of the proposed prints via a culvert. The south side watershed collection would be diverted, no longer running to the end of the street, by entering the proposed swale via a culvert. The proposed swale would collect both north and south watershed and route this water to the wetlands at a C value of 0.5-0.7, which is double the existing values.

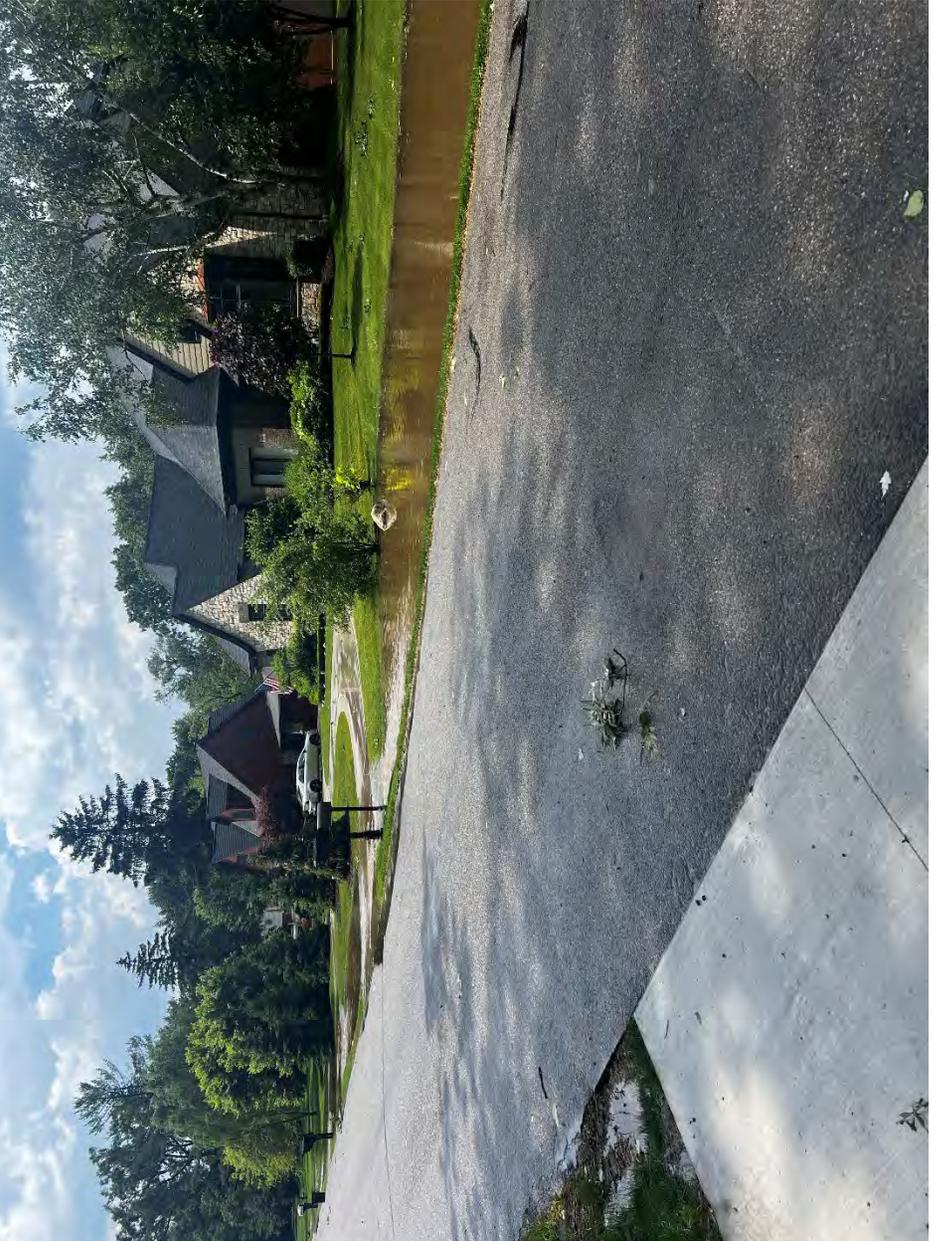
I am afraid that this drastic increase in water flow to the wetlands will affect its current ecology and impact the private landowners who share this wetland. My property at 241 Maplehill owns a portion of this wetland, which is at a lower elevation than where the proposed design would have water enter the wetlands. This would cause the water to flow into my property, leaving the potential for flooding. Furthermore, there are three properties on Ann Maria Dr (#180, #160, #144) that share the wetlands, but their portions have even lower elevations, exposing them to even more risk. This increased water would enter the groundwater table, raising its level and placing an unnecessary burden on our existing foundations.

Our neighborhood can flood quickly during a rainstorm, as seen in the pictures that accompany this letter.

Article 4 – Section 126.565 of the City Code of Ordinance covers the review and approval criteria of the wetlands use permit. This section speaks to public interest, the concern for protection of natural resources, and general requirements. Section 126-565.B has 12 notes that discuss the extent of public need, alternative location, compatibility with existing developments, impact on ecological and public health, probable impact and cumulative effect of watershed, and proximity to wetlands area. All of these notes seem to protect the concerns that I have stated above.

The wetlands use permit required by this proposed development would not be necessary if the scope of the development were reduced to something that better fits the usage of this land.

Thank you for hearing my concern, and I hope you take these public comments into account during the review process.









Sincerely,
Connor Pytlowany
241 Maplehill

Table 3-1 Runoff Coefficients for Rational Formula

Type of Drainage Area	Runoff Coefficient, C*
Concrete or Asphalt Pavement	0.8 – 0.9
Commercial and Industrial	0.7 – 0.9
Gravel Roadways and Shoulders	0.5 – 0.7
Residential – Urban	0.5 – 0.7
Residential – Suburban	0.3 – 0.5
Undeveloped	0.1 – 0.3
Berms	0.1 – 0.3
Agricultural – Cultivated Fields	0.15 – 0.4
Agricultural – Pastures	0.1 – 0.4
Agricultural – Forested Areas	0.1 – 0.4

For flat slopes or permeable soil, lower values shall be used. For steep slopes or impermeable soil, higher values shall be used. Steep slopes are 2:1 or steeper.

From Michigan State Administrative Rules R 280.9.



Planning Dept Email <planning@rochesterhills.org>

Old Orion Court Proposed Development

2 messages

Thomas Olmeda <thomas.olmeda@gmail.com>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Tue, Feb 18, 2025 at 2:22 PM

Dear planning commission,

I'm writing to you today as a local citizen living on maplehill road who is deeply concerned with the proposed development of old Orion court.

This development is concerning for numerous reasons:

A) change from R-1 to higher density will negatively affect the character and home values of the neighborhood. It will also increase traffic in an already busy area with school bus routes and local businesses. Far too many people already use the Papa Joes parking lot as a cut through which is dangerous and illegal. This development will make this issue far worse. This area and its streets are simply not built to handle a large multi-family residential development like this.

B) loss of trees and wetlands will increase impervious pavement, increasing stormwater runoff and negatively impacting existing habitat. This area (including all of maplehill road) already floods with heavy rain or snow melt and adding this area of impervious surfaces like roofs and parking lots will cause major flooding issues. These wetlands and the 37 trees they are proposing to remove are also valuable to our local wildlife and health. They provide noise and light barriers from Orion Road as well as habitat for deer, squirrels, birds, reptiles and amphibians.

C) parking lot lighting and noise from high density housing will negatively impact both adjacent streets. Health studies show that road noise and light pollution negatively impact the health of local residents.

D) all surrounding properties are single family residential. Why should we allow the zoning change to harm those existing homes?

This proposal would nearly double the population density of the Maplehill road and old Orion court (currently approximately 40 houses vs 30+ proposed apartments). That is dangerous due to traffic and harmful to the local ecosystem that we value so highly.

This development simply does not fit the character of this neighborhood and will increase the population density of the adjacent areas far too much to be allowed to move forward. I urge you to deny this development or at the very least implement significant changes such as single family residential development.

We, as the local residents who call the Avon hills area our home, deeply value our peaceful and quiet neighborhoods. We are very concerned that this development will irreparably harm the character and safety of our neighborhood in numerous ways. I hope you will consider our concerns and deny this development. Thank you.

Best regards,

Thomas Olmeda

Planning Dept Email <planning@rochesterhills.org>
To: Thomas Olmeda <thomas.olmeda@gmail.com>
Bcc: Chris McLeod <mcleodc@rochesterhills.org>, Sara Roediger <roedigers@rochesterhills.org>

Tue, Feb 18, 2025 at 2:52 PM

Hello Thomas -

Thank you for your comments, they will be provided to the Planning Commission.

Jennifer MacDonald
Planning Specialist



**Planning & Economic
Development**

248-656-4660
rochesterhills.org

[Quoted text hidden]

Name	City	State	Postal Code	Country	Signed On
Connor Pytlowany				United States	2/10/2025
Kirsten Pytlowany	Rochester Hills	MI	48309	United States	2/10/2025
Susan Marus	Rochester Hills	MI	48306	United States	2/10/2025
Joanne Dabrowski	Rochester Hills	MI	48309	United States	2/10/2025
Scott Massimino	Rochester Hills	MI	48306	United States	2/10/2025
April Massimino	Rochester	MI	48306	United States	2/10/2025
John Hahn	Rochester Hills	MI	48307	United States	2/10/2025
Clara Pinkham	Rochester Hills	MI	48307	United States	2/10/2025
Mckenna Wilson	Rochester Hills	MI	48309	United States	2/10/2025
Kerry Rayba	Rochester Hills	MI	48306	United States	2/10/2025
Laura Kelley	Rochester Hills	MI	48307	United States	2/10/2025
Thomas Stebbins	Rochester	MI	48306	United States	2/10/2025
Lisa Parsons	Rochester Hills	MI	48306	United States	2/10/2025
Lisa George	Rochester Hills	MI	48306	United States	2/10/2025
Laura Xu	Cherry Hill	NJ	08034	United States	2/10/2025
Hannah Vermeesch	Southfield	MI	48076	United States	2/10/2025
jaclyn beydoun	Rochester hills	MI	48306	United States	2/10/2025
Margaret (Maggie) Hay	Rochester Hills	MI	48307	United States	2/10/2025
Lance Armor		HI		United States	2/10/2025
Dawn Wilson	Rochester Hills	MI	48307	United States	2/10/2025
Jillian Ciminelli	Rochester	MI	48306	United States	2/10/2025
Tamer Beydoun	Rochester hills	MI	48306	United States	2/10/2025
Kristine Addy	Rochester	MI	48309	United States	2/10/2025
Derek Bailey	491 Maple Hill Rd	MI	48306	United States	2/10/2025
Louann Zechmeister	Rochester	MI	48306	United States	2/10/2025
Susan Goetz	Rochester	MI	48306	United States	2/10/2025
Aurora Mendez	Rochester	MI	48306	United States	2/10/2025
Alena Ganfi	Rochester hills	MI	48307	United States	2/10/2025
Diana Mason	Rochester Hills	MI	48306	United States	2/10/2025
Cristina Sills	Almont	MI	48003	United States	2/10/2025
Chrisie Rochow	Rochester	MI	48306	United States	2/10/2025
Michal Marynowski	Rochester Hills	MI	48309	United States	2/10/2025
Anthony Kinkle	Oakland	MI	48363	United States	2/10/2025
Valerie Serio	Oakland	MI	48363	United States	2/10/2025
Michelle Lafferty	Rochester Hills	MI	48306	United States	2/10/2025
Pamela Urbin	Sterling Heights	MI	48312	United States	2/10/2025
Kelly Stadelbauer	Oakland	MI	48363	United States	2/10/2025
Ahmad Abu-Shtayyah	Ypsilanti	MI	48197	United States	2/10/2025
Simon Sinishtaj	Detroit	MI	48227	United States	2/10/2025
Deborah Johnson	Capac	MI	48014	United States	2/10/2025
Jim Head	Oak Park	MI	48237	United States	2/10/2025
Heidi Podhorsky	Detroit	MI	48272	United States	2/10/2025
Mary Bennett	Rochester	MI	48309	United States	2/10/2025

Skylar Chevatewa	Rochester Hills	MI	48307 United States	2/10/2025
Cameron Bellestri	Rochester	MI	48307 United States	2/10/2025
Shannon Fashho	Utica	MI	48315 United States	2/10/2025
Mathew Vivona	Rochester	MI	48306 United States	2/10/2025
Amy Bunch	Rochester Hills	MI	48307 United States	2/10/2025
Nancy Sirianni	Rochester	MI	48306 United States	2/10/2025
Kate Whitton	Kalamazoo	MI	49008 United States	2/10/2025
Vicki LeBay	Rochester Hills	MI	48307 United States	2/10/2025
Tracy Marshall	Rochester	MI	48306 United States	2/10/2025
Julia Johnson	Rochester	MI	48307 United States	2/10/2025
Linda Johnson	Rochester Hills	MI	48307 United States	2/10/2025
april dollinger	Rochester	MI	48307 United States	2/10/2025
Lauren copeman	Rochester	MI	48307 United States	2/10/2025
Dianna Sutton	Logansport	IN	46947 United States	2/10/2025
Stacey Comiska	Rochester Hills	MI	48309 United States	2/10/2025
Thomas Schmidt	Rochester Hills	MI	48307 United States	2/10/2025
y Schell	Rochester	MI	48306 United States	2/10/2025
Adam Kaluba	Burleson	TX	76028 United States	2/10/2025
Michele Graber	Rochester Hills	MI	48306 United States	2/11/2025
Ann Rawa	Rochester	MI	48307 United States	2/11/2025
Jon Inwood	Brooklyn	NY	11226 United States	2/11/2025
Cheryl Borella	Lake Orion	MI	48362 United States	2/11/2025
Richard Evans	Rochester Hills	MI	48307 United States	2/11/2025
Brandon Brewer	Rochester	MI	48306 United States	2/11/2025
m h	austin	TX	76813 United States	2/11/2025
Marino Crocenzi	Rochester Hills	MI	48307 United States	2/11/2025
Heather Simpson	Rochester Hills	MI	48309 United States	2/11/2025
Tyler B		MO	United States	2/11/2025
Rachel Sackett	Rochester Hills	MI	48307 United States	2/11/2025
Trevor Leshan	Troy	MI	48083 United States	2/11/2025
Brandy Alden	Rochester	MI	48306 United States	2/11/2025
Mary Keenan	Rochester Hills	MI	48306 United States	2/11/2025
Kristy Harrington	Dearborn	MI	48126 United States	2/11/2025
Troy Alden	Rochester	MI	48306 United States	2/11/2025
Aubrey Gusto	Rochester Hills	MI	48306 United States	2/11/2025
Kelly Walter	Rochester	MI	48307 United States	2/11/2025
Lisa Garr	Rochester Hills	MI	48307 United States	2/11/2025
Dawn Schupbach	Pontiac	MI	48340 United States	2/11/2025
Paul Davis	Pontiac	MI	48306 United States	2/11/2025
Pamela Jacobson	Rochester	MI	48306 United States	2/11/2025
Myah Paleno	Birch Run	MI	48415 United States	2/11/2025
Katie Dhillon	Pontiac	MI	48342 United States	2/11/2025
Jenn W	Rochester Hills	MI	48309 United States	2/11/2025
Urooj aslam	Rochester Hills	MI	48307 United States	2/11/2025

Jon Wass	Rochester	MI	48306 United States	2/11/2025
Sara Gedda	Utica	MI	48316 United States	2/11/2025
Caitlyn Urquhart	Utica	MI	48315 United States	2/11/2025
jessica huffman	Rochester Hills	MI	48307 United States	2/11/2025
Lauren Paleno	Macomb	MI	48042 United States	2/11/2025
Stacey Boyle	Rochester Hills	MI	48309 United States	2/11/2025
Kelly Burke	Rochester Hills	MI	48307 United States	2/11/2025
John Brady	Rochester	MI	48306 United States	2/11/2025
Cassandra Joss	Rochester	MI	48306 United States	2/11/2025
Mark Giammanco	Rochester	MI	48306 United States	2/11/2025
Dawn Paleno	Utica	MI	48316 United States	2/11/2025
Heather Lefkes	Dearborn	MI	48126 United States	2/11/2025
Christina Lang	Rochester	MI	48306 United States	2/11/2025
Aria Hughes	Oakland	MI	48363 United States	2/11/2025
Rochellia arreguine	Newport News	VA	23602 United States	2/11/2025
Stephen Stahl	Rochester Hills	MI	48307 United States	2/11/2025
Nicholas Coldicott	Sterling Heights	MI	48312 United States	2/11/2025
Tonya Wilson	Rochester	MI	48306 United States	2/11/2025
Nailah Lange	Indianapolis	IN	46240 United States	2/11/2025
Sherri Wuest	Rochester Hills	MI	48307 United States	2/11/2025
Sandra Atia	Mission Hills	CA	91345 United States	2/11/2025
Andrew Partynski	Rochester	MI	48306 United States	2/11/2025
Aman Talwar	Rochester Hills	MI	48307 United States	2/11/2025
Connie Hankins	Rochester	MI	48307 United States	2/11/2025
Mary Mittelstaedt	Rochester Hills	MI	48309 United States	2/11/2025
Pamela Weiss	Washington	DC	20003 United States	2/11/2025
Sarah Konrad	Rochester Hills	MI	48309 United States	2/11/2025
Elisabeth Wilson	Rochester hills	MI	48309 United States	2/11/2025
Wendy Stokan	Rochester Hills	MI	48309 United States	2/11/2025
Christina Cottrill	Rochester Hills	MI	48309 United States	2/11/2025
Shannon Heskett	Rochester	MI	48306 United States	2/11/2025
Mylynn Priest	Rochester Hills	MI	48306 United States	2/11/2025
Angela Blake	Rochester	MI	48306 United States	2/11/2025
Robert Chapelle	Chicago	IL	60611 United States	2/11/2025
Adrienne Miller	Oakland	MI	48363 United States	2/11/2025
Terence McCarthy	Rochester Hills	MI	48307 United States	2/11/2025
Racheal Evans	Rochester Hills	MI	48309 United States	2/11/2025
Julie Ziehm	Rochester	MI	48306 United States	2/11/2025
Susan Rataj	Rochester	MI	48306 United States	2/11/2025
Sally McCarthy	Rochester Hills	MI	48306 United States	2/11/2025
Louise Coakley	Rochester	MI	48306 United States	2/11/2025
Jessica Louca	Rochester	MI	48306 United States	2/11/2025
Betty Bradin	Rochester Hills	MI	48307 United States	2/11/2025
Charles Kern	Rochester	MI	48306 United States	2/11/2025

Nancy Snow	Detroit	MI	48224 United States	2/11/2025
Lisa Cummings	Rochester Hills	MI	48306 United States	2/11/2025
April Ritter	Rochester Hills	MI	48309 United States	2/11/2025
Nicky Ingram	Detroit	MI	48228 United States	2/11/2025
Angela Becker	Saint Clair Shores	MI	48081 United States	2/11/2025
Kathleen Gatz	Rochester Hills	MI	48309 United States	2/11/2025
Sarah Muench	Akron	OH	44303 United States	2/11/2025
Scott Carrier	Utica	MI	48316 United States	2/11/2025
Bradley Holoday	Rochester Hills	MI	48037 United States	2/11/2025
Daniel Cummings	Rochester Hills	MI	48306 United States	2/11/2025
MELISSA CESAL	ROCHESTER HILLS	MI	48306 United States	2/11/2025
Taylor Harrild	Rochester Hills	MI	48307 United States	2/11/2025
Mary Urbin	Detroit	MI	48219 United States	2/11/2025
Chantele Telegadas	Rochester Hills	MI	48306 United States	2/11/2025
Jennifer Ayas	Rochester Hills	MI	48306 United States	2/11/2025
Kurt Urbin	Rochester	MI	48306 United States	2/11/2025
John Senkarik	Pontiac	MI	48340 United States	2/11/2025
Lindsay Boll	Novi	MI	48377 United States	2/11/2025
Maria Wing	Pontiac	MI	48340 United States	2/11/2025
Jerome Walsh	Rochester Hills	MI	48306 United States	2/11/2025
Wilma Carrier	Rochester	MI	48306 United States	2/11/2025
Andrea Katich	Rochester	MI	48306 United States	2/11/2025
nicole wilinski	Detroit	MI	48216 United States	2/11/2025
Janet Maxim	Orlando	FL	32822 United States	2/11/2025
Aneeqa Malik			Canada	2/11/2025
Usman Ibrahim	Philadelphia	PA	19107 United States	2/11/2025
Erika Clement	Rochester Hills	MI	48309 United States	2/11/2025
Richard Bradin	Rochester Hills	MI	48307 United States	2/12/2025
Louis Bader	Rochester Hills	MI	48307 United States	2/12/2025
Allison Kassab	Lake Orion	MI	48362 United States	2/12/2025
Ashley Jarjis	Sterling Heights	MI	48314 United States	2/12/2025
Veronica Savaya	Utica	MI	48316 United States	2/12/2025
Tessy Sheko	Troy	MI	48098 United States	2/12/2025
Emily Douglas	clinton twp	MI	48038 United States	2/12/2025
Karim Bader	Utica	MI	48316 United States	2/12/2025
Marie Hanna	Detroit	MI	48272 United States	2/12/2025
Delena Hana	Commerce	MI	48390 United States	2/12/2025
Laura Seiter	Rochester Hills	MI	48307 United States	2/12/2025
Michelle Miron	Riley	MI	48041 United States	2/12/2025
Shafaq Usman	Rochester Hills	MI	48309 United States	2/12/2025
Jessica Juhasz	ROCHESTER HILLS	MI	48307 United States	2/12/2025
Ivette Gerstenschlager	Pontiac	MI	48342 United States	2/12/2025
Bridgette Sellers	Rochester Hills	MI	48309 United States	2/12/2025
Ruth shaw	Rochester	MI	48306 United States	2/12/2025

Aaliyan Hassan	Rochester Hills	MI	48309 United States	2/12/2025
Janine Martinez	Livonia	MI	48152 United States	2/12/2025
J blosnick	Rochester Hills	MI	48309 United States	2/12/2025
Cynthia Sirard	Rochester	MI	48306 United States	2/12/2025
Jason Platt	Rochester Hills	MI	48306 United States	2/12/2025
Keele Rehbine	Lake Orion	MI	48359 United States	2/12/2025
Chris Platt	Lake orion	MI	48362 United States	2/12/2025
Larry Robertson	Rochester Hills	MI	48309 United States	2/12/2025
Patrice Robertson	Rochester Hills	MI	48309 United States	2/12/2025
Patricia Platt	Rochester Hills	MI	48307 United States	2/12/2025
David Fenech	Rochester Hills	MI	48307 United States	2/12/2025
Kristen Morse	Rochester	MI	48306 United States	2/12/2025
Ashley Mader	Rochester Hills	MI	48306 United States	2/12/2025
Nik berishaj	Sterling heights	MI	48314 United States	2/12/2025
Charles Keefer	Rochester Hills	MI	48307 United States	2/12/2025
Dave Brice	Rochester Hills	MI	48307 United States	2/12/2025
Michelle Endres	Detroit	MI	48235 United States	2/12/2025
Dawn Schrein	ROCHESTER HILLS	MI	48306 United States	2/12/2025
mary baker	Columbus	OH	43213 United States	2/12/2025
Sean Rehman	Plymouth	MI	48170 United States	2/12/2025
Jackie Parke	Troy	MI	48083 United States	2/12/2025
kristen wallace	Rochester Hills	MI	48307 United States	2/12/2025
Kazi Islam	Warren	MI	48092 United States	2/12/2025
Bruce Zachmann	Brighton	MI	48114 United States	2/12/2025
Craig McCardell	Rochester Hills	MI	48309 United States	2/12/2025
Krista Stueckrath	Pontiac	MI	48342 United States	2/12/2025
Ken Richardson	Rochester Hills	MI	48306 United States	2/12/2025
Omar Abu-Shanab	Rochester Hills	MI	48309 United States	2/12/2025
Melanie Ayala	Detroit	MI	48205 United States	2/12/2025
Phil Jay	Rochester Hills	MI	48307 United States	2/12/2025
Cheyenne Pollard	Clio	MI	48420 United States	2/12/2025
Thomas Kennedy	Holly	MI	48442 United States	2/12/2025
Robin Ziebert	Rochester Hills	MI	48307 United States	2/12/2025
John Marsh	Detroit	MI	48204 United States	2/12/2025
Melissa Marsh	Rochester Hills	MI	48306 United States	2/12/2025
Rob Weir	Rochester Hills	MI	48306 United States	2/12/2025
Meribah McFadden	Houston	TX	77065 United States	2/12/2025
Todd Maar	Rochester Hills	MI	48309 United States	2/12/2025
Christina Friebe	Rochester Hills	MI	48307 United States	2/12/2025
Robert Friebe	Rochester Hills	MI	48306 United States	2/12/2025
Molly Duane	Rochester Hills	MI	48307 United States	2/12/2025
greg king	srasota	FL	34233 United States	2/13/2025
Sarah Blockno	Dearborn	MI	48126 United States	2/13/2025
Fiorella Esshaki	Rochester Hills	MI	48306 United States	2/13/2025

Zahoor Zahoor	Danbury	CT	06810	United States	2/13/2025
Lauren Fabbri	Oakland	MI	48363	United States	2/13/2025
Julie Spasoski	Rochester Hills	MI	48306	United States	2/13/2025
Erica Cummings	Grosse Pointe	MI	48236	United States	2/13/2025
Meridith Lorde Cole	Rochester	MI	48306	United States	2/13/2025
Doreen Marti	Detroit	MI	48227	United States	2/13/2025
Rachel Leackfeldt	Rochester Hills	MI	48309	United States	2/13/2025
Claire Efting	Rochester	MI	48306	United States	2/13/2025
KENNETH REBBE	Rochester	MI	48306	United States	2/13/2025
Debbie Swidan	Livonia	MI	48150	United States	2/13/2025
Delaney Miller	Lapeer	MI	48446	United States	2/13/2025
Om Patel	Rochester Hills	MI	48306	United States	2/13/2025
Manuela Marculescu	Rochester Hills	MI	48306	United States	2/13/2025
bhavesht patel	Rochester Hills	MI	48306	United States	2/13/2025
Dionne Booth	Rochester	MI	48306	United States	2/14/2025
Pamela Czerkis	Rochester Hills	MI	48309	United States	2/14/2025
Chelsea Townsend	Orion Township	MI	48359	United States	2/14/2025
Cathy Wheeler	Davison	MI	48423	United States	2/14/2025
clara . °	Detroit	MI	48238	United States	2/14/2025
Courtney Shafer	Lapeer	MI	48446	United States	2/14/2025
Amy Heitman	Rochester Hills	MI	48309	United States	2/14/2025
Evelyn Leon	Rochester Hills	MI	48307	United States	2/14/2025
Gregory Urbin	Buffalo	NY	14205	United States	2/14/2025
David & Sharon Robinson	Rochester Hills	MI	48309	United States	2/14/2025
Brina Pastora	Rochester Hills	MI	48307	United States	2/14/2025
Kyle Lew	Cleveland	OH	48219	United States	2/14/2025
Albert Travnikar	Cape Coral	FL	33990	United States	2/14/2025
Christopher Fabian	Lake Orion	MI	48360	United States	2/14/2025
Sheldon Mowat	Rochester Hills	MI	48307	United States	2/15/2025
Amanda Younggren	Rochester	MI	48306	United States	2/15/2025
Sue Lee	Rochester Hills	MI	48307	United States	2/15/2025
Rita Hanna	Rochester hills	MI	48306	United States	2/15/2025
Melanie Elias	Rochester	MI	48306	United States	2/15/2025
Randy Karcho	Rochester Hills	MI	48307	United States	2/15/2025
Arkan Karcho	Rochester Hills	MI	48306	United States	2/15/2025
Shirley Newsome	Highland	IL	62249	United States	2/15/2025
Maria Lijoi-Atar	Rochester	MI	48307	United States	2/15/2025
Kelly Schroeder	Auburn Hills	MI	48326	United States	2/15/2025
Alex Horning	Detroit	MI	48219	United States	2/15/2025
kelly Brusca	Oakland twp	MI	48306	United States	2/15/2025
Casey Martin	Roseville	MI	9004448066	United States	2/15/2025
Ann Olmeda	Rochester	MI	48306	United States	2/15/2025
Renee Boucher	Rochester Hills	MI	48307	United States	2/15/2025
Rachel Marus	Rochester	MI	48307	United States	2/15/2025

Lmar Zahin	San Antonio	TX	78256 United States	2/15/2025
Rose Quinn	Rochester Hills	MI	48307 United States	2/15/2025
Colleen Devlin	Rochester Hills	MI	48307 United States	2/15/2025
Nayoung Park	Rochester Hills	MI	48309 United States	2/16/2025
Emilia Wezyk	Roseville	MI	48066 United States	2/16/2025
Jean Wujczyk	Rochester Hills	MI	48307 United States	2/16/2025
Shaela Wahl	Waterford	MI	48329 United States	2/16/2025
Wendy LePage	Armada	MI	48005 United States	2/16/2025
Barbara Picklo	Harrison Township	MI	48045 United States	2/16/2025
Tina Romska	Taylor	MI	48180 United States	2/16/2025
MICHELLE Swisher	Livonia	MI	48150 United States	2/16/2025
Judy Kautz	Detroit	MI	48228 United States	2/16/2025
Timothy Kaiser	Rochester Hills	MI	48306 United States	2/16/2025
Maggie Madigan	Rochester	MI	48307 United States	2/16/2025
Ann Armstrong	Sterling Heights	MI	48313 United States	2/16/2025
Nicole Torkos	Troy	MI	48083 United States	2/17/2025
Kristin Freeman	Farmington	MI	48331 United States	2/17/2025
June Shin	Rochester Hills	MI	48309 United States	2/17/2025
cynthia harrison	white lake	MI	48383 United States	2/17/2025
Abby Langford	Detroit	MI	48226 United States	2/17/2025
Rayven Del Valle	Pontiac	MI	48340 United States	2/17/2025
Susan landry	Clinton Township	MI	48038 United States	2/17/2025
Katlyn Getchell	Prudenville	MI	48651 United States	2/18/2025
Conner Victory	Rochester Hills	MI	48309 United States	2/18/2025
Denise Robertson	Rochester Hills	MI	48307 United States	2/18/2025
Deb Camphous	Rochester	MI	48306 United States	2/18/2025
Emily Fox	Detroit	MI	48221 United States	2/18/2025

By signing, I agree that the OLD ORION COURT DEVELOPMENT project should be DENIED and NOT BE ALLOWED:

#	FIRST NAME	LAST NAME	ADDRESS	PHONE #	SIGN
1	Sue	Hunt	240 Maplehill Rd	906-458-4176	Sue Hunt
2	A. Aaron	Hunt	" " "	906-458-4825	A. Aaron Hunt
3	April	Massimino	291 Maplehill	586-873-5743	April Massimino
4	Scott	Massimino	291 Maplehill	586-226-0998	Scott Massimino
5	Brian	Smale	271 Maplehill	248-800-9954	Brian Smale
6	Sandra	Smale	271 Maplehill	248-521-0472	Sandra Smale
7	Stedon	Mowat	351 Maplehill	248-651-9567	Stedon Mowat
8	David Gyrlentina	David	371 Maplehill	248-656-8944	David Gyrlentina
9	Baykara	Berna	391 Maplehill	248-410-0703	Baykara Berna
10	John Hahn	Hahn	391 Maplehill	248-330-5533	John Hahn
11	Devin Mason		411 Maplehill - Rochester Hills		Devin Mason 48306
12	JOE WILSON		350 MAPLEHILL RD - ROCHESTER HILLS		Joe Wilson 48306
13	Mckenna Wilson	Wilson	350 Maplehill rd.	248.909.6225	Mckenna Wilson
14	Cindy Wilson		Romeo 48005 11175 W GATES	586-243-9694	Cindy Wilson
15	Susan Marus	Marus	250 Maplehill	586-764-0906	Susan Marus
16	Daniel Marus	MARUS Daniel	250 MAPLEHILL	586-322-2128	Daniel Marus
17	Christian	Cervay	370 Maplehill	2626764888	Christian Cervay
18	Todd	Maar	6666 Orion	248-842-6127	Todd Maar
19					
20					

Name	City	State	Postal Cod	Commente	Comment
Ann Rawa	Rochester	MI	48307	2/11/2025	"Ann Rawa"
Paul Davis	Pontiac	MI	48306	2/11/2025	"I don't want a 32-unit apartment complex near my community because it will congest our already beautiful area, increasing traffic and straining local services. It could lead to parking issues, overcrowding, and lower property values, taking away from the charm and quality of life we enjoy. This kind of high-density development just doesn't fit here."
Katie Dhillon	Oakland Township	MI	48363	2/11/2025	"A 32-unit apartment complex at this location will congest our already HEAVILY trafficked area, increasing strain on local services to a dangerous degree. It will lead to parking issues, unsafe foot traffic nears roads with 50mph speeds, overcrowding, and lower property values, taking away from the charm and quality of life we enjoy. This kind of high-density development just does not fit here."
Dawn Paleno	Utica	MI	48317	2/11/2025	"This area where this plan to build apartments is already congested. Adding more congestion is asking for accidents."
Christina Lang	Rochester	MI	48306	2/11/2025	"The traffic on Tienken Road is already too heavy. This would overwhelm all roads in the area."
Lisa Cummings LPN	Rochester		48307	2/11/2025	"The commission has already allowed a house be built in the water shed on this corner. There are natural springs in this area that are being harmed by over building the area. Wet lands are a protected resource. Further building would also encroach on our natural areas affecting the wildlife and natural beauty of the area. Not to mention the increase in traffic and safety issues with such a large addition to the small area. I enjoy walking the area. This would make my walks more dangerous due to increased traffic."

Jason Platt	Rochester Hills	MI	48306 2/12/2025	"No apartments in Rochester, will bring down the value of our house. Build market rate condos, much better for the community."
Todd Maar	Rochester Hills	MI	48309 2/12/2025	"I've lived very close to this property for seven years now. I can see it from my door. The old church was still there when I moved in. The church finally got demolished and there have been numerous proposed plans for this property. The proposed apartment plans in the letter we got are vague but one things clear, the removal of trees and no plans the replace any. I also feel, if we give permission for this, the entire lot will be cleared or most of it. You give an inch, and take a mile idea! Why not rezone the area for residential instead?"
Ann Olmeda	Rochester	MI	48307 2/15/2025	"Please - do not build apartments on this piece of land. 1. That corner/area is already so dangerous. It's hard to see pulling out on to Orion from Maple Hill and vice versa with the amount of traffic coming south on Orion Rd. 2. Another major concern is the increase in cut through traffic through the Papa Joe's parking lot. It's bad already - it does not need an additional 30-60 cars added with the amount of apartments proposed. 3. Not to mention that it's just an awful thing to do to residents of Maple Hill Rd. Is cutting down all of those beautiful trees really a good idea? To stuff an apartment complex where it shouldn't be."
Deb Camphous	Rochester	MI	48306 2/18/2025	"PLEASE STOP BUILDING ON ALL THE OPEN SPACES! You are ruining small town feel, creating dangerous traffic issues, taking homes of animals -JUST STOP. STOP YOUR GREED - it's disgusting"



Parcel No. 15-03-476-018 Meeting

1 message

Stolzenfeld, Kevin <Kevin.Stolzenfeld@nrmk.com>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Mon, Feb 24, 2025 at 12:20 PM

Hello,

We received the attached notice, and I was informed today that the meeting has been postponed. As we are located at the parcel to the east ([6700 N Rochester Road, Rochester Hills](#)), I would like to express our concerns for the upcoming meeting:

- We are worried about the potential increase in traffic, which may lead to drivers cutting through our parking lot. This would result in additional wear and tear, and contribute to traffic congestion.
- We propose the installation of a traffic island in the center of Old Orion Court to prevent vehicles from driving directly across from our site into the apartment complex, assuming there would be access on that side.
- We recommend eliminating access to the apartment complex from Old Orion Court. Instead, access should be provided via Orion Road or Maplehill Road further at the "back" of the apartment site.
- If a suitable plan to redirect traffic cannot be implemented, we believe the developer should share in the asphalt and concrete maintenance costs for our property.
- Our primary concern remains the wear and tear on our property due to the anticipated traffic pattern of vehicles cutting through. It is likely that drivers will prefer this shortcut to avoid waiting at the left turn light at Orion, or to bypass potential morning backups on Orion when heading out to Rochester Road. Given that the left turn lane on Rochester is considerably long, rush-hour traffic could result in cars waiting through multiple light cycles to make their left turn.

We hope these suggestions and concerns will be considered during the planning discussions.

Sincerely,

Kevin Stolzenfeld
Senior Property Manager

NEWMARK

[27725 Stansbury Blvd., Suite 300](#)
Farmington Hills, MI 48334
m 947.257.8600

kevin.stolzenfeld@nrmk.com

nrmk.com

[LinkedIn](#) [Twitter](#) [Facebook](#) [Instagram](#)

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128K



Jennifer MacDonald <macdonaldj@rochesterhills.org>

Old Orion development

1 message

Jennifer MacDonald <macdonaldj@rochesterhills.org>

Thu, Mar 6, 2025 at 11:42 AM

To: clarapinkham@yahoo.com

Cc: Chris McLeod <mcleodc@rochesterhills.org>

Hi Clara -

Thank you for your comments, they will be provided to the Planning Commission when this project is scheduled for an agenda. The applicant's requests with regard to this project were all postponed at the February 18th meeting.

Jennifer

I would like to express my concern with the impact this development would have on traffic safety, the wetlands, and the neighborhood. I go past this site at least twice daily, and the traffic at Orion Rd. and Orion Ct. is increasingly heavy. Adding traffic from 32 units would only make this worse, especially at a corner where speeds are too high, and people are trying to get onto Orion Rd. from Maplehill and Orion Court. I also suspect the residents on Maplehill would greatly feel the effect of the development entry on Maplehill. The impact on the wetlands could also be problematic, even though precautions are promised. With that many units, there is bound to be some long term impact by residents - it is essentially their backyard. Although the adjoining neighborhood does have commercial neighbors, it is a quiet area, and this development is very close to several homes. I believe it will greatly and negatively impact the community that these homes have. Overall, I believe 32 units is too large. A smaller development with fewer units would encroach less on the wetlands and neighboring homes, and would create less traffic. Thank you for your time, and I hope there will be discussion and careful consideration about these topics before any action is taken. Clara Pinkham



innovative;vnature

Jennifer MacDonald

Planning Sp@cialist

Planning & Economic Development

248-841-2678

rochesterhills.org



Planning Dept Email <planning@rochesterhills.org>

Disapproval planned development for Old Orion Ct Development

1 message

Todd Maar <todd.maar@yahoo.com>

Tue, May 13, 2025 at 6:15 PM

To: "planning@rochesterhills.org" <planning@rochesterhills.org>

To whom it may concern.

My name is Todd Maar, and I live at [6666 Orion Rd.](#) I'm sending this email to voice my disapproval for the planned development of Old Orion Ct. into a 32-unit apartment complex.

This is now the second letter I've received in the mail and now will be the third meeting to discuss the proposed plans.

This second letter is the same plans as before that I got months ago despite meetings and petitions that have circulated. The plan is terrible, and the builder needs to come up with something better that works for all parties! The builder pretty much wants to utilize every square inch of the property.

The 2.4 acres of land is way too small for this plan! I mean really! I own 1 acre; would you allow me to build a 15 unit apartment complex on it? Crazy and not realistic example on many levels I know but my point is, this parcel of land is just too small for the builder's crazy proposed idea. Builders do not care about anyone but themselves and these plans show it! The builder I'm sure does not even live in Rochester Hills, so what does he care about the area or the city? Heck, the disregard for the land is blatant because it clearly states how many trees will be removed and nothing replaced. Instead, the builder will just pay the fine. What a joke and certainly not community minded!

It's all about him and his idea, well what about the residents that actually pay taxes here and live near the site? We have a voice! Our lives matter!

The wetlands will certainly dry up and no one seems to care about that either. It will be destroyed for sure!

Light trespass I do believe will be an issue as well. Increased noise from no walls or tree line will be a concern too.

I feel the builder needs to go back to the drawing board and come up with a better plan for this small plot of land. And if nothing can be created or thought of, then it's just not feasible for a 32-unit complex on the 2.4 acres of land.

Sincerely,

Todd