

OLD ORION CT.

WETLAND USE PERMIT - PWEP2025-0001,

PREVIOUSLY GRANTED BY PLANNING COMMISSION

SITE PLAN - PSP2024-0008,

TREE REMOVAL PERMIT - PTP2025-0001,

NATURAL FEATURES SETBACK MODIFICATION - PNFSM2025-0001

CITY OF ROCHESTER HILLS

CITY COUNCIL

JUNE 9, 2025



OLD ORION CT

SITE PLAN - PSP2024-0008

70-15-03-476-018

- Site
 - Approx. 2.4 Acres Total Site
 - Intersection of Orion Road, Maplehill and Old Orion Ct.
 - Site was former place of worship
 - Site had 2 previous site plans approved prior to current proposal.
- Request before City Council
 - Wetland Use Permit for 0.09 acres of wetlands impact
- Approvals granted by Planning Commission
 - Site Plan Approval for 32 Unit apartment development (22-2 Bedroom and 10-1 Bedroom units)
 - Tree Removal Permit for the removal of 30 regulated trees and 5 specimen trees and payment into City Tree Fund
 - Natural Features Setback Modification associated within Wetland Use Permit



Looking
Northwest

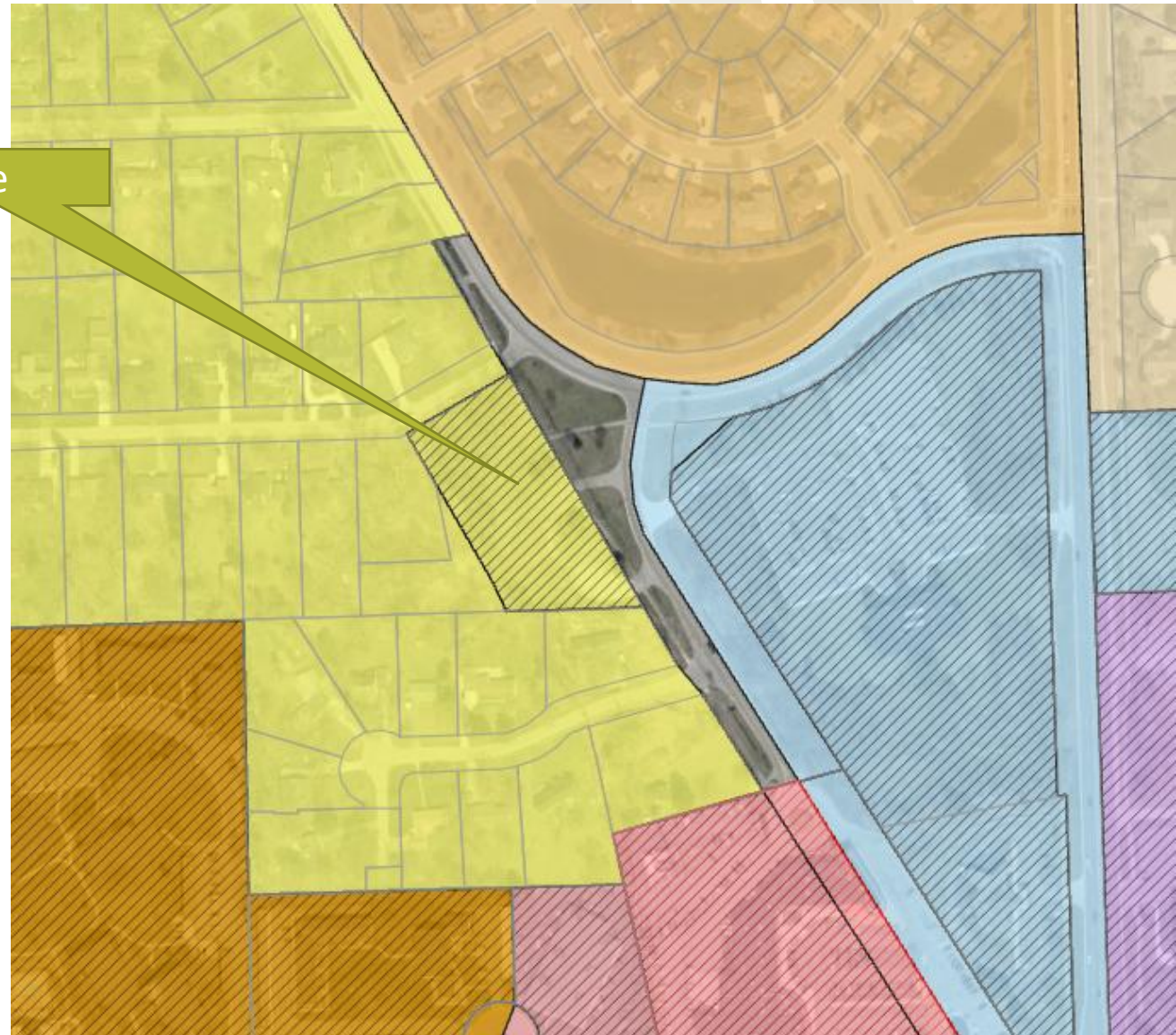
OLD ORION CT

SITE PLAN - PSP2024-0008

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

Site



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Wetland Delineation 2023



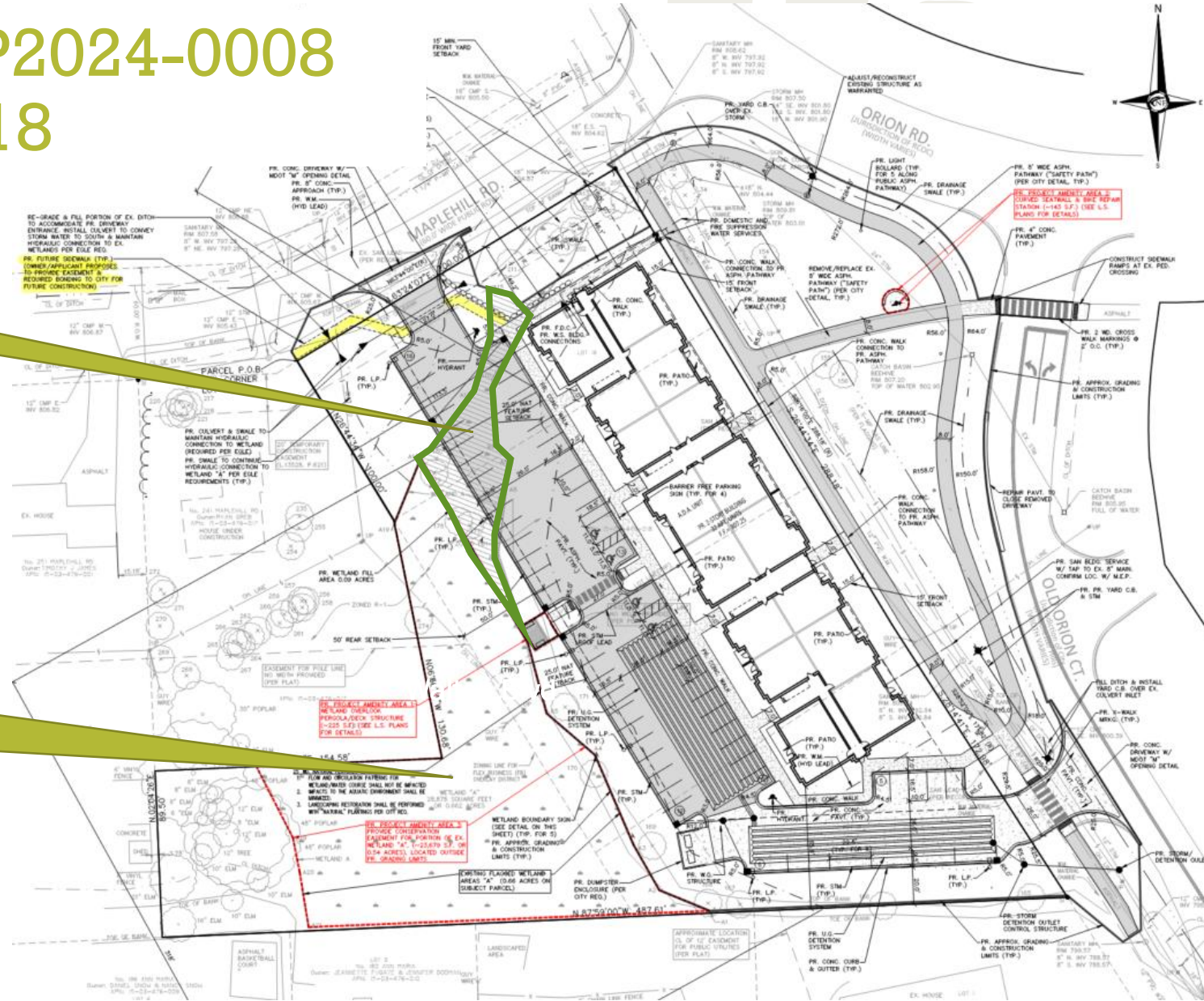
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Proposed Wetland
Impact 0.09 acres

Proposed
Conservation
Easement for 0.54
Acres

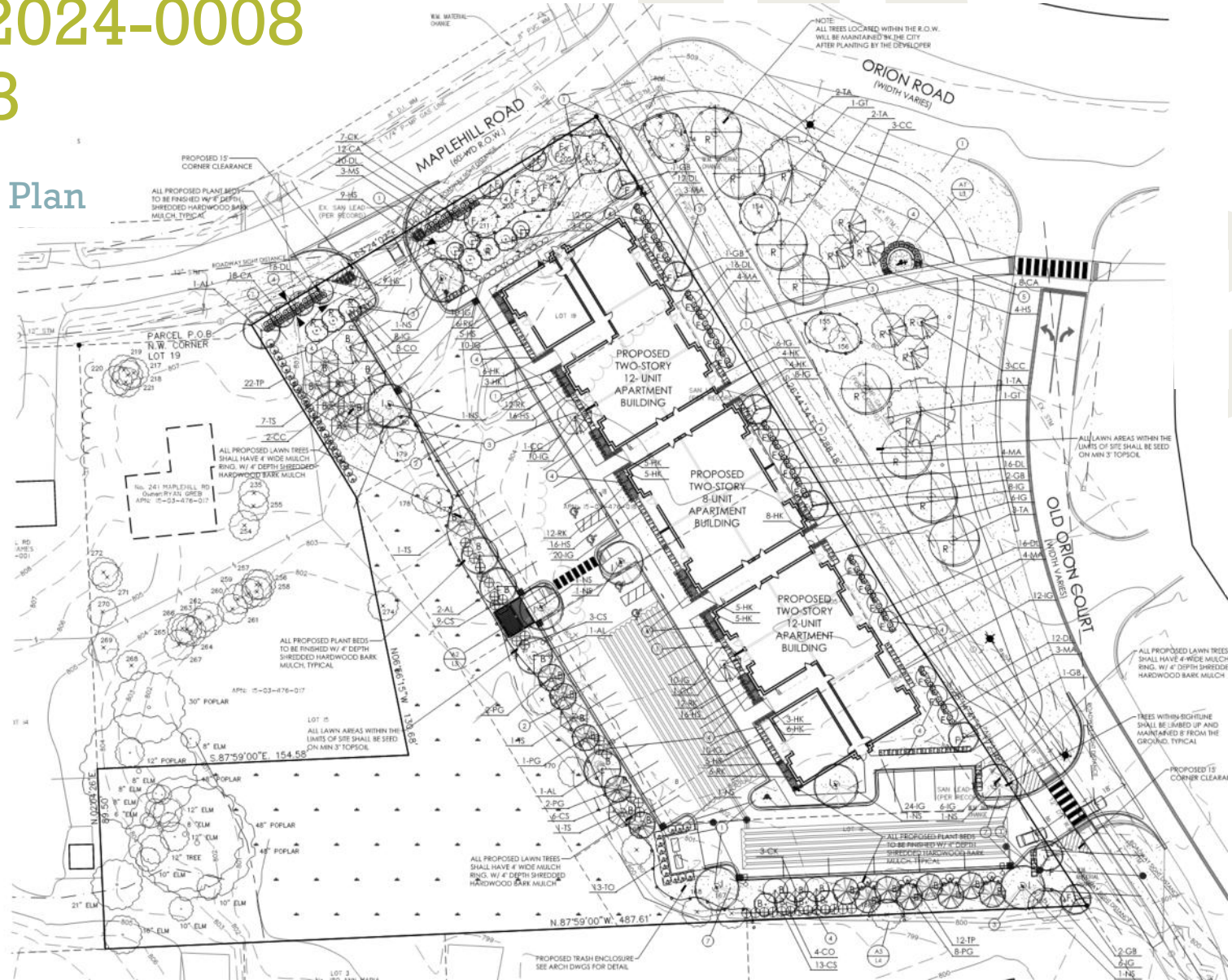


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Approved Landscape Plan



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Front Elevations

