

PINE TRACE GOLF COURSE/BANQUET CENTER

CONDITIONAL USE - PCU2025-0004, SITE PLAN – PSP2025-0006, TREE REMOVAL PERMIT - PTP2025-0007

CITY OF ROCHESTER HILLS
CITY COUNCIL
AUGUST 11, 2025



PINE TRACE GOLF COURSE

SITE PLAN - PSP2025-0006

- Site

- Approx. 110 Acres Total Site
- North side of South Blvd., east of S. Adams
- Site is current Pine Trace, renovated and expanded clubhouse is essentially in same location
- Last year Planning Commission approved phase 1 of renovation for the driving range.

- Necessary Approvals

- Conditional Use and Site Plan Approval for renovation and expansion of Clubhouse and Banquet Center – (Site Plan Granted by PC)
- Tree Removal Permit for the removal of 32 regulated trees and 3 specimen trees; replacement trees planted onsite and added to Pine Trace Tree Planting Agreement (Granted by PC)

Site

South Blvd.

Looking
Northeast

PINE TRACE GOLF COURSE

SITE PLAN - PSP2025-0006

• Request

- Clubhouse and Banquet Center renovations and addition to modernize and expand services and capacity.
- New single use driveway for golf course, banquet center, and driving range. New driveway shifts approx. 130 feet to east.
- Additional parking area of approximately 82 parking spaces
- Additional site and landscape lighting.
- Planning Commission modification request to allow existing landscaping along South Blvd to remain as is.
- No expansion to actual golf course, modifications to existing holes only.
- Proposed improvements are approx. 400 feet from any abutting residential uses



Site

Looking
Southwest




















PINE TRACE GOLF COURSE

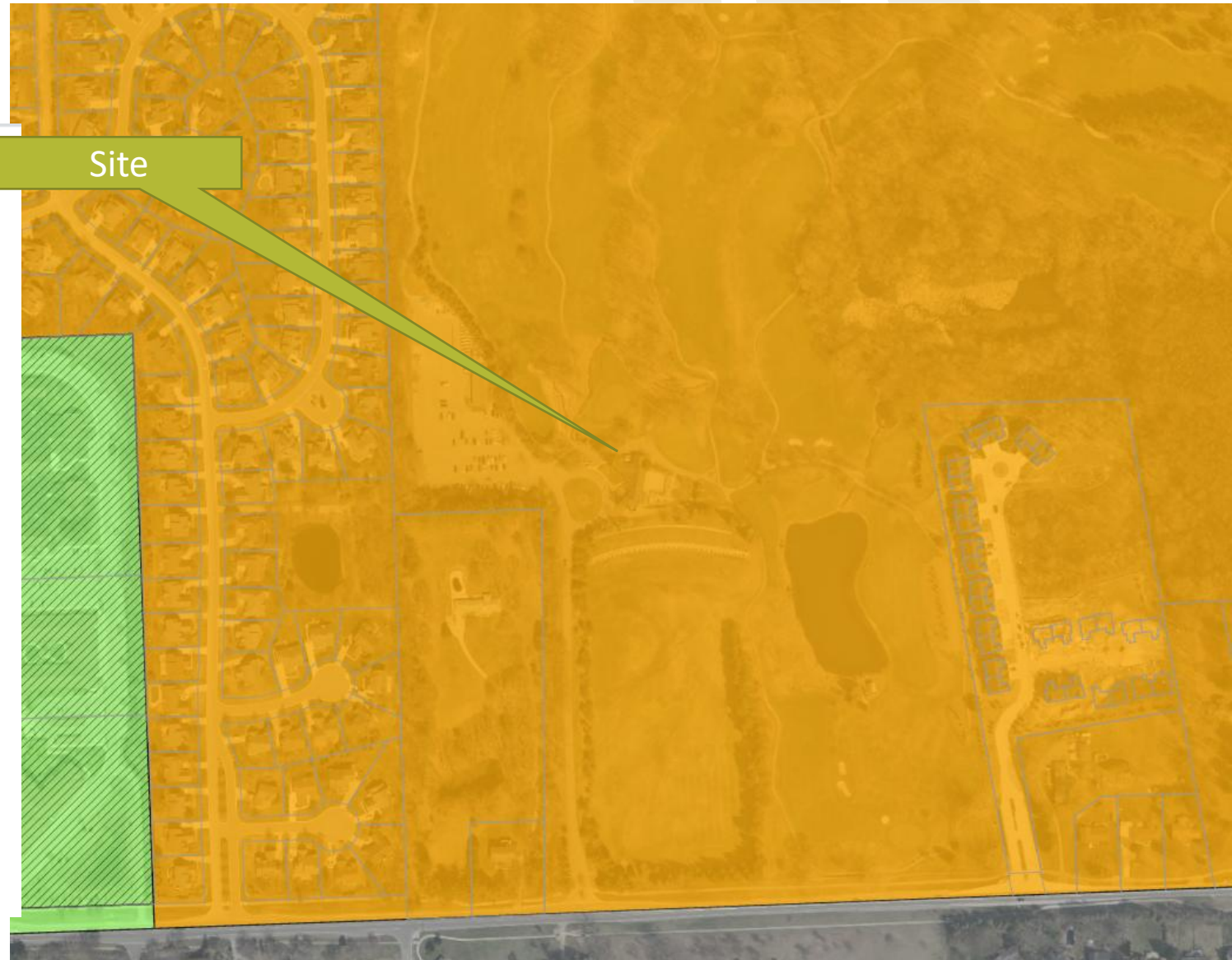
SITE PLAN - PSP2025-0006

	Zoning	Existing Land Use	Future Land Use
Site	R-4 One Family Residential District	Existing clubhouse and golf course area.	Park / Public Open Space
North	R-4 One Family Residential District	Existing golf course area	Park / Public Open Space
South	City of Troy	City of Troy (Troy Farm)	City of Troy
East	R-4 One Family Residential District	Existing golf course and Villas at Pine Trace	Park / Public Open Space and Residential 4
West	R-4 One Family Residential District	Proposed driving range (currently being constructed) and Pine Trace Village	Park / Public Open Space and Residential 4

PINE TRACE GOLF COURSE

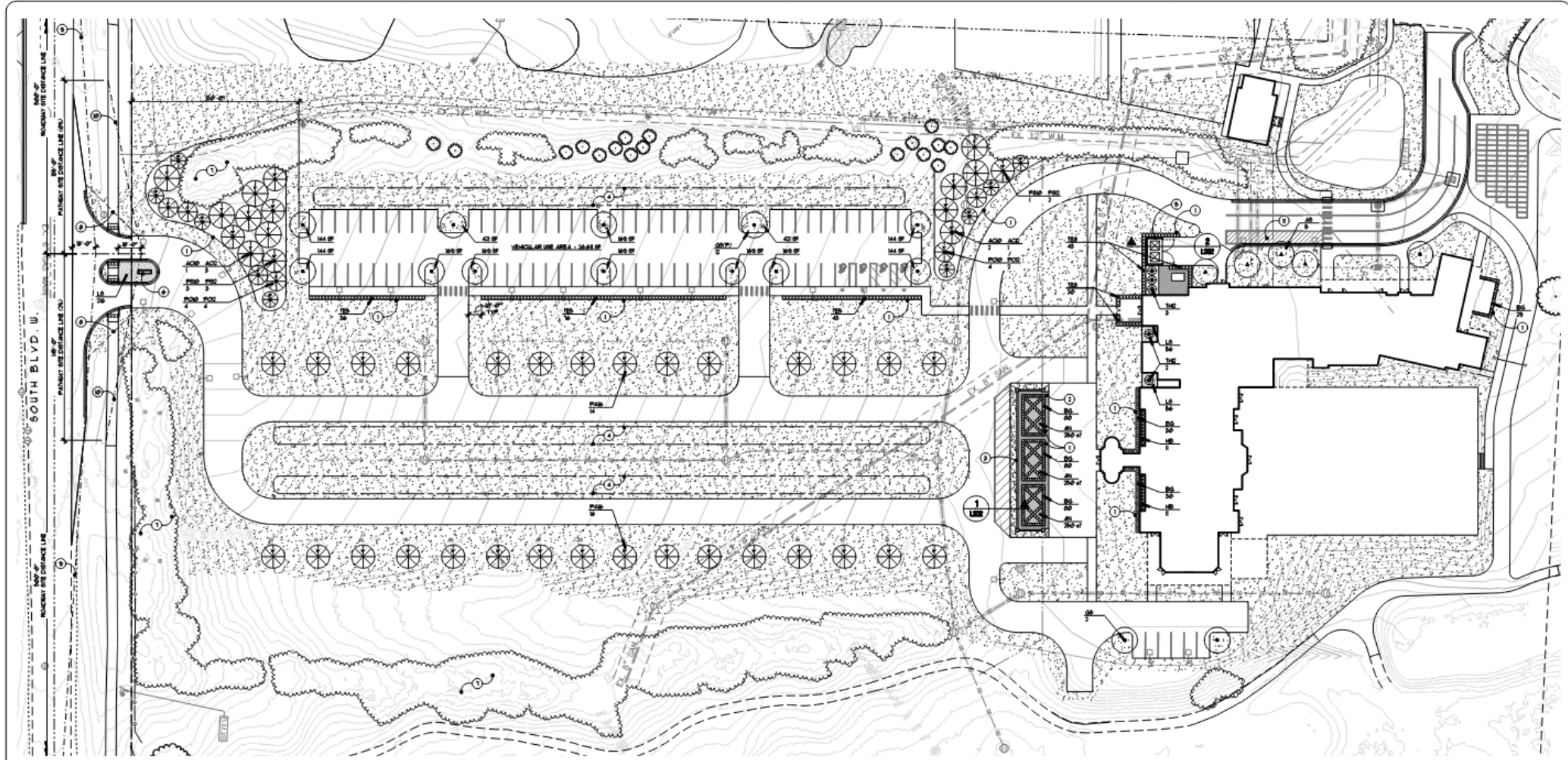
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-  RE One-Family Residential District
-  R-1 One-Family Residential District
-  R-2 One-Family Residential District
-  R-3 One-Family Residential District
-  R-4 One-Family Residential District
-  RCD One-Family Residential Cluster District
-  RM-1 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



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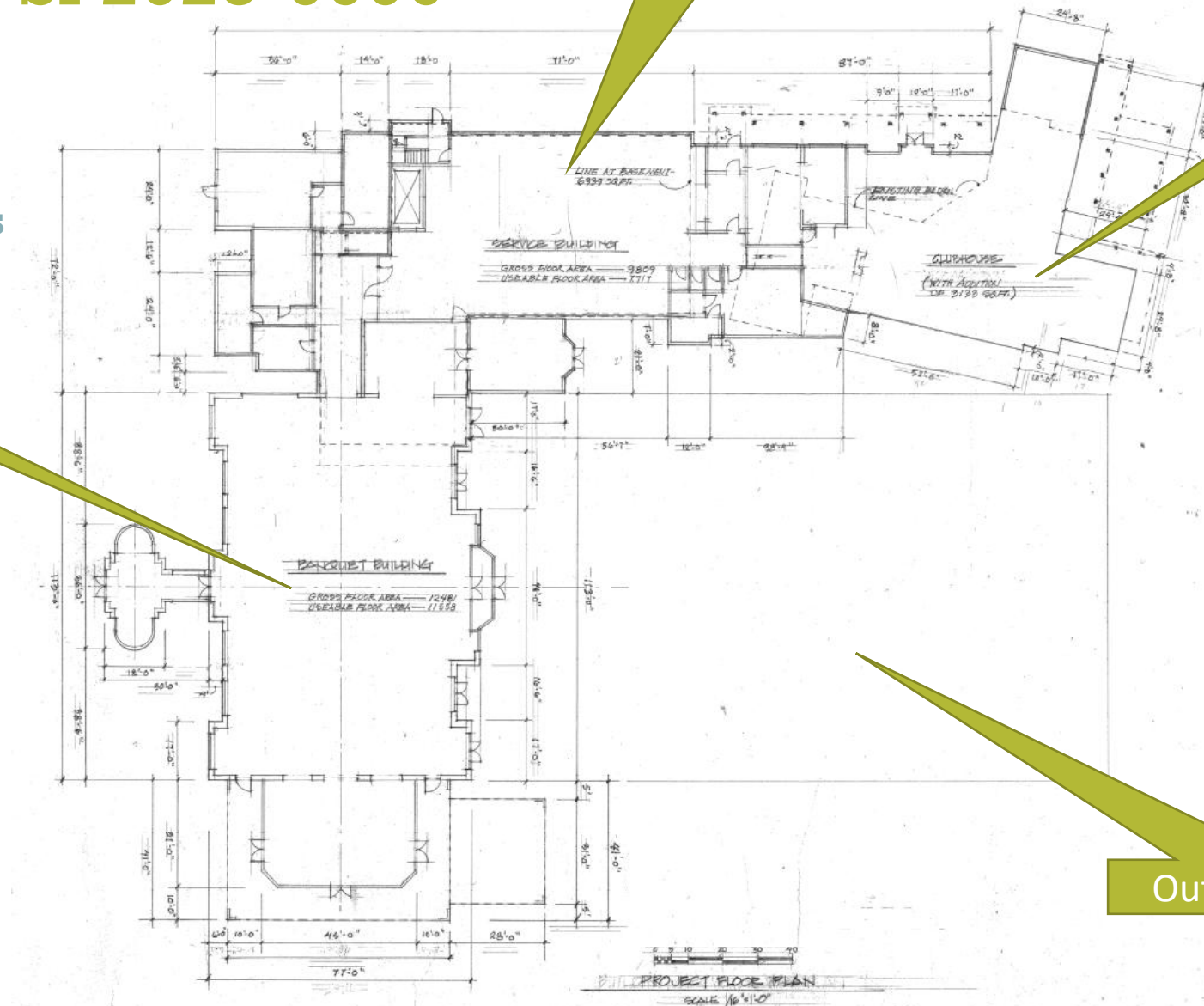
Floor Plans

Banquet

Service Area

Clubhouse

Outdoor Patio Area



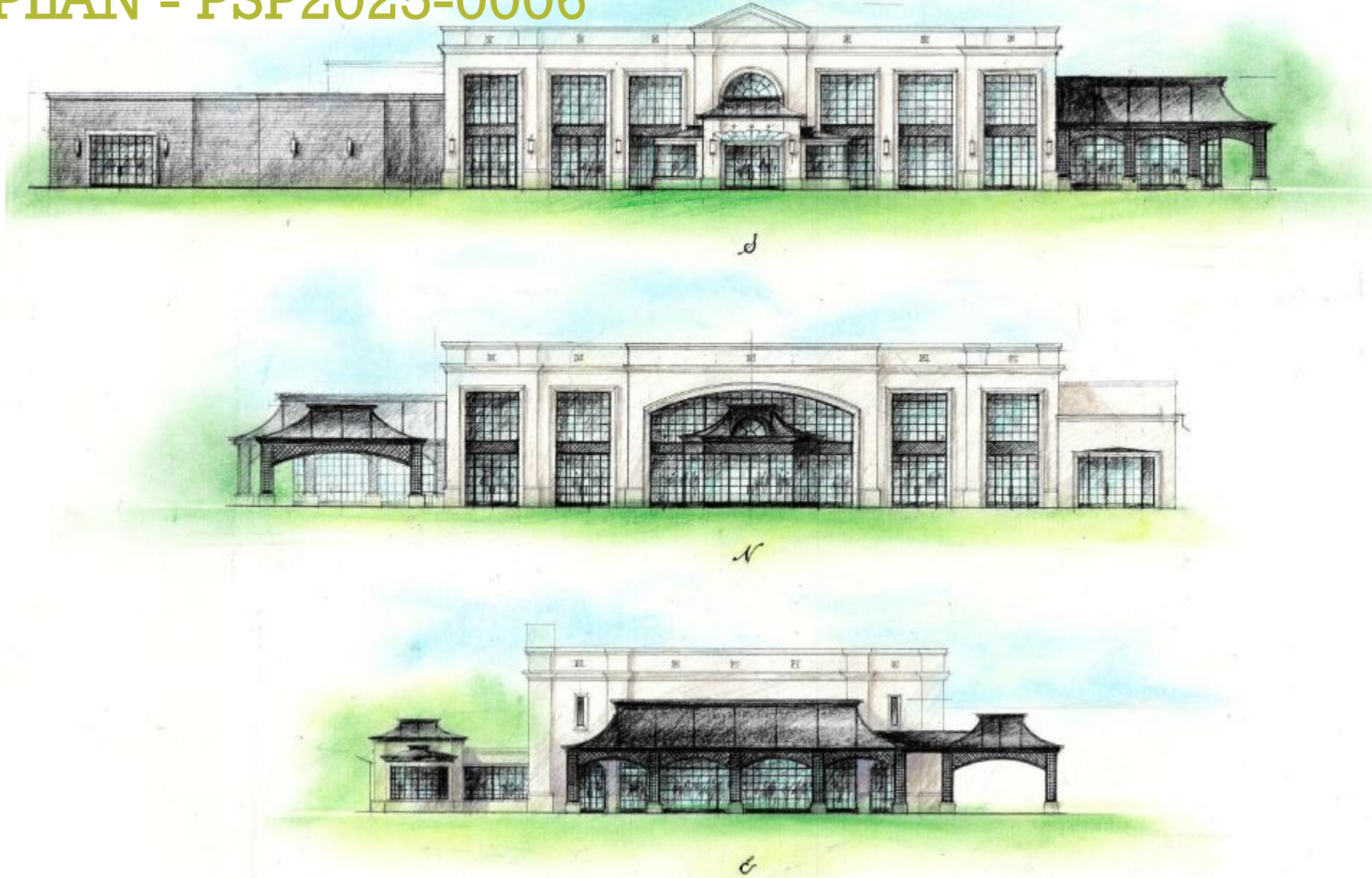
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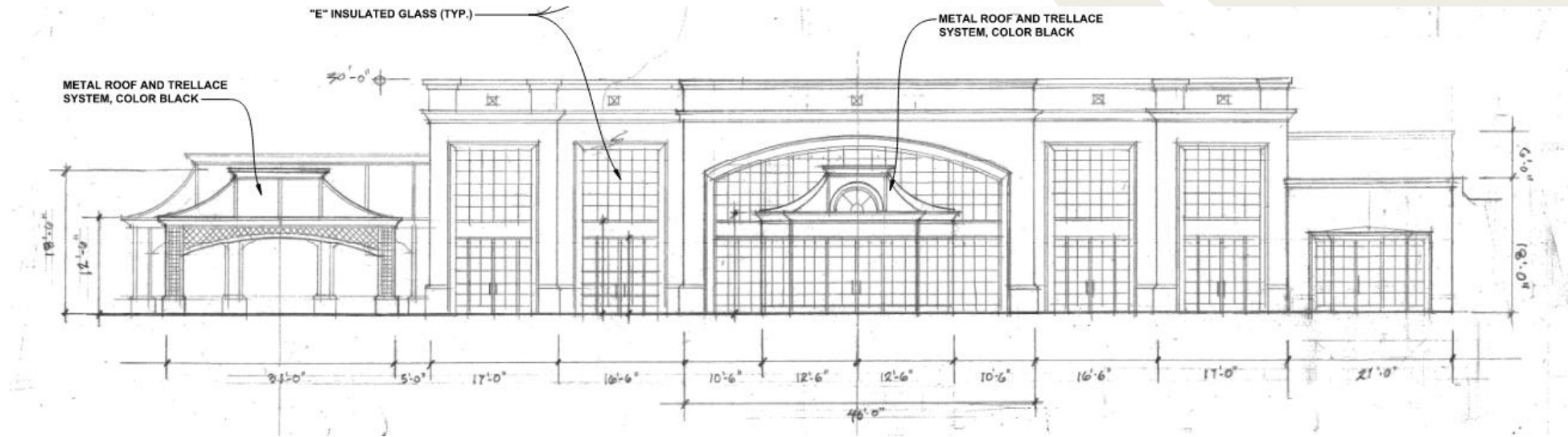
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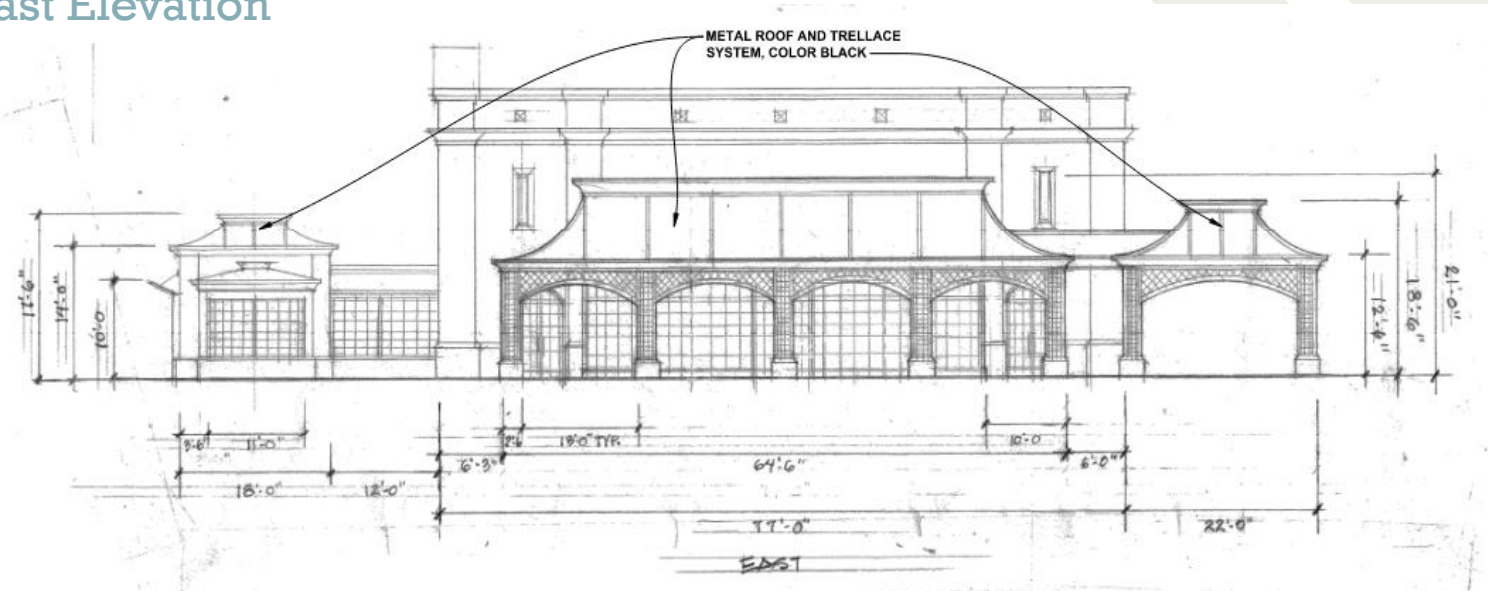
North Elevation



PINE TRACE GOLF COURSE

SITE PLAN - PSP2025-0006

East Elevation



PINE TRACE GOLF COURSE

SITE PLAN - PSP2025-0006



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