

# Old Orion Ct.

Multi-Family Development  
Rochester Hills, MI

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

Krieger  
Klatt  
Architects

# PROJECT SYNOPSIS

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

## ZONING ANALYSIS

The project complies with all zoning ordinance requirements

### SETBACKS

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

### BUILDING HEIGHT

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

### PARKING

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

### LOT COVERAGE

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

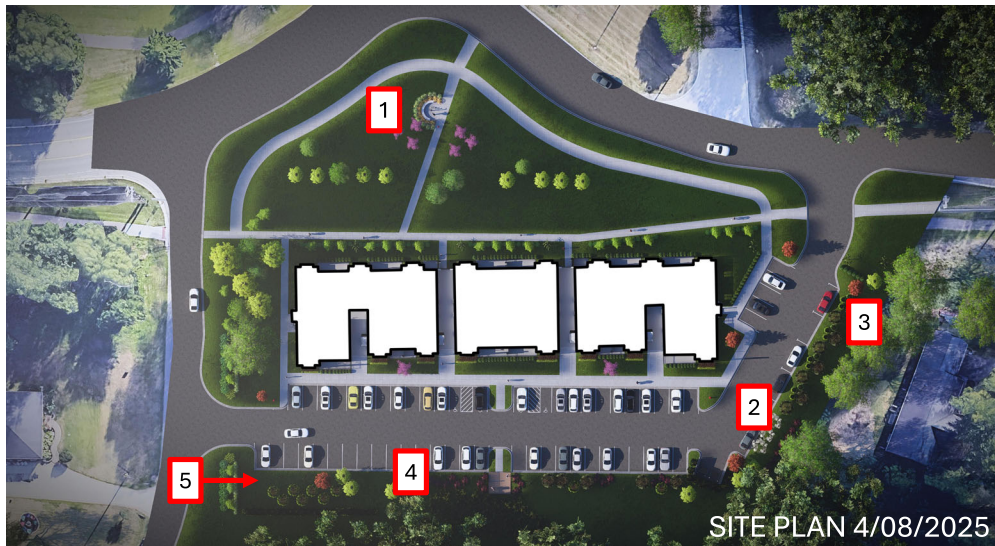
### PROJECT AMENITY AREAS

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



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

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



Site Plan Revisions

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Site Plan



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Rendered Landscape Plan



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Aerial Renderings

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Perspective Renderings

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## Proposed Screening & Exterior Amenities

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