



Rochester Hills

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Master

File Number: 2016-0033

File ID: 2016-0033

Type: Permit

Status: To Council

Version: 2

Reference: 15-006

Controlling Body: City Council
Regular Meeting

File Created Date : 01/27/2016

File Name: Bloomer Woods WUP

Final Action:

Title label: Request for a Wetland Use Permit - Bloomer Woods Site Condominiums, for wetland impacts of up to 14,370 square feet associated with the construction of a proposed 30-unit residential development on 12.8 acres, located on the east side of John R, north of Avon, zoned R-3, One Family Residential with an MR Mixed Residential Overlay; Lombardo Homes, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 031416 Agenda Summary.pdf, Prelim. Staff Report
021616.pdf, Map aerial.pdf, ASTI rev 012616.pdf,
Public Hearing Notice.pdf

Enactment Number:

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|---------------------|------------|-----------------------------|---------------------------------|-----------|-----------------|---------|
| 1 | Planning Commission | 02/16/2016 | Recommended for Approval | City Council Regular Meeting | | | Pass |

Text of Legislative File 2016-0033

Title

Request for a Wetland Use Permit - Bloomer Woods Site Condominiums, for wetland impacts of up to 14,370 square feet associated with the construction of a proposed 30-unit residential development on 12.8 acres, located on the east side of John R, north of Avon, zoned R-3, One Family Residential with an MR Mixed Residential Overlay; Lombardo Homes, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Wetland Use Permit to temporarily and permanently impact approximately 14,370 square feet for the construction of several units, a portion of the proposed road, two culverts and a portion of the storm sewer detention pond for Bloomer Woods Site Condominiums, a 30-unit residential development on 12.8 acres located on the east side of John R, north of Avon, zoned R-3, One Family Residential with an MR, Mixed Residential Overlay, Parcel No. 15-13-301-058, Lombardo Homes, Applicant, based on plans dated received by the Planning Department on January 15, 2016, with the following findings and subject to the following conditions.

Findings:

1. Of the approximately 1.39 acres of City-regulated wetlands on site, the applicant is proposing to impact a little over one-quarter.
2. Per the City's Wetland Consultant, ASTI Environmental, the wetland areas are of medium to low ecological quality and should not be considered a vital natural resource to the City.

Conditions:

1. If required, that the applicant receives all applicable DEQ permits prior to issuance of a Land Improvement Permit.
2. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
3. As noted on the plans, that any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible, prior to final approval by staff.