



# Rochester Hills

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## Master

**File Number: 2015-0525**

**File ID:** 2015-0525

**Type:** Permit

**Status:** To Council

**Version:** 2

**Reference:** 15-014

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 12/02/2015

**File Name:** Wetland Use Permit Rec. Woodland Park

**Final Action:**

**Title label:** Request for Approval of a Wetland Use Permit for impacts to approximately 14,133 square feet associated with the construction of Woodland Park Site Condominiums, a proposed 48-unit development on 23.6 acres located south of Hamlin, west of Livernois, zoned R-3, One Family Residential with an MR Mixed Residential Overlay; Pulte Land Company, Inc., Applicant

### Notes:

### Sponsors:

### Enactment Date:

**Attachments:** 011116 Agenda Summary.pdf, Map aerial.pdf, ASTI Rev 111615.pdf, Site Plans.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	12/15/2015	Recommended for Approval	City Council Regular Meeting			Pass

## Text of Legislative File 2015-0525

### Title

Request for Approval of a Wetland Use Permit for impacts to approximately 14,133 square feet associated with the construction of Woodland Park Site Condominiums, a proposed 48-unit development on 23.6 acres located south of Hamlin, west of Livernois, zoned R-3, One Family Residential with an MR Mixed Residential Overlay; Pulte Land Company, Inc., Applicant

### Body

**Resolved,** that the Rochester Hills City Council hereby approves a Wetland Use Permit for impacts to approximately 14,133 square feet associated with the construction of Woodland Park Site Condominiums, a 48-unit development on 23.6 acres, located south of Hamlin, west of Livernois, zoned R-3, One Family Residential with an MR, Mixed Residential Overlay, Parcel Nos. 15-28-226-001, -007, -008, -021, -022 and 15-28-204-004, Pulte Land Company, Inc., Applicant, based on plans dated received by the Planning and Economic Development Department on November 11, 2015 with the following findings and

conditions:

Findings:

1. Of the approximately 1.12 acres of City-regulated wetlands on site, the applicant is proposing to impact less than one-third.
2. According to ASTI Environmental, the City's wetland consultant, the wetland areas are of medium to low ecological quality and should not be considered a vital natural resource to the City.

Conditions:

1. City Council approval of the Wetland Use Permit.
2. If required, that the applicant receives all applicable DEQ permits prior to issuance of a Land Improvement Permit.
3. 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.
4. 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.