



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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[www.rochesterhills.org](http://www.rochesterhills.org)

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Legislative File No: 2016-0036 V2

**TO:** Mayor and City Council Members

**FROM:** Ed Anzek, Director of Planning and Development, ext. 2572

**DATE:** March 4, 2016

**SUBJECT:** Request for Approval of a Wetland Use Permit – City File No. 15-019 – Stonecrest at Rochester Hills, a proposed senior living facility development on Rochester, north of Hamlin

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**REQUEST:**

Approval of a Wetland Use Permit for activities associated with the construction of an 81,703 sq. ft. assisted living and memory care facility and road and associated site grading on 3.5 acres. The proposed development will be located on the east side of Rochester Rd., between Avon and Hamlin Rds., formerly the City Place site. There are approximately 1.12 acres of wetlands on site, considered to be low quality as determined by ASTI, the City's environmental consultants. The impacts would be minimal, totaling approximately 6,650 sq. ft., of which 1,760 sq. ft. would be permanent and 4,890 would be temporary. Please refer to the ASTI Environmental letter of January 27, 2016 regarding the wetland review and delineation.

**BACKGROUND:**

At its February 16, 2016 meeting, the Planning Commission recommended approval of the Wetland Use Permit and granted a Tree Removal Permit, Natural Features Setback Modifications and Site Plan Approval with minor conditions to be addressed prior to final approval. ASTI reviewed the natural features and wetland impacts to ensure that they are the minimum required to accomplish the proposed development of the site. Please refer to the attached staff report and minutes for further details.

**RECOMMENDATION:**

Staff, the City's Wetland Consultant (ASTI) and the Planning Commission recommend approval of a Wetland Use Permit for Stonecrest at Rochester Hills, City File No. 15-019, proposed on the east side of Rochester Rd., between Avon and Hamlin, based on plans dated received by the Planning and Development Department on January 20, 2016.

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APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		