



# Rochester Hills

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## Master

**File Number: 2014-0174**

**File ID:** 2014-0174

**Type:** Permit

**Status:** To Council

**Version:** 3

**Reference:** 03-009

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 04/24/2014

**File Name:** Enclaves wetland use permit

**Final Action:**

**Title label:** Request for Approval of a Wetland Use Permit - Enclaves of Rochester Hills PUD, for impacts of up to 12,321 square feet (out of 6.29 acres of wetlands) associated with the proposed construction of a 26-unit residential development on 30 acres, located on the east side of Rochester Road, north of Tienken, zoned RE, Residential Estate, TJ Realvest, LLC, Applicant

### Notes:

### Sponsors:

**Enactment Date:**

**Attachments:** 042015 Agenda Summary.pdf, ASTI Review  
121814.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	03/17/2015					
1	Planning Commission	04/07/2015	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2014-0174

#### Title

Request for Approval of a Wetland Use Permit - Enclaves of Rochester Hills PUD, for impacts of up to 12,321 square feet (out of 6.29 acres of wetlands) associated with the proposed construction of a 26-unit residential development on 30 acres, located on the east side of Rochester Road, north of Tienken, zoned RE, Residential Estate, TJ Realvest, LLC, Applicant

#### Body

**Resolved,** that the Rochester Hills City Council hereby approves a Wetland Use Permit for Enclaves of Rochester Hills PUD for impacts of up to 12,321 square feet associated with the proposed construction of a 26-unit residential development on 30 acres, located on the east side of Rochester Road, north of Tienken, zoned RE, Residential Estate, Parcel Nos. 15-02-177-001 and 15-02-102-023, based on plans dated received by the Planning and Economic Development Department on March 2, 2015, TJ Realvest,

LLC, Applicant with the following findings and conditions.

Findings:

1. Of the approximately 6.29 acres of City-regulated wetlands on site, the applicant is proposing to impact approximately .2 acres.
2. The City's wetland consultant believes that revisions to the plan preserve regulated wetland and the Natural Features Setback and are exemplary of the objective of a PUD by minimizing impacts to a Priority One Natural Feature Area of the City.

Conditions:

1. The applicant shall obtain applicable DEQ permits prior to issuance of a Land Improvement Permit.
2. The applicant shall provide a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
3. Wetland impacts on Sheets 2 and 3 must also be shown on the final grading plan for the project.