



Planning and Economic Development
Ed Anzek, AICP, Director

From: Sara Roediger, AICP
Date: 1/6/2016
Re: **Brampton Parc PUD (City File #15-001)**
PUD Final Plan - Planning Review #2

The applicant is proposing a 12-unit owner occupied condominium Planned Unit Development (PUD) on a 2.93-acre site located on the east side of John R, between School and Hamlin Roads consisting of six duplex buildings. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance and the previously approved PUD Concept Plan. This project is scheduled for the upcoming January 19, 2016 Planning Commission meeting.

1. **Background.** This project has received Preliminary PUD and Conceptual Plan approval from City Council on November 9, 2015 following a recommendation from the Planning Commission at their October 20, 2015 meeting with the following findings and conditions, applicable comments from staff are italicized.

Findings:

1. The proposed PUD Concept Plan meets the criteria for use of the PUD option.
2. The proposed PUD Concept Plan meets the submittal requirements for a PUD concept plan.
3. The proposed development should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. The proposed development is not expected to have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Conditions:

1. Approval shall only confer the right of the applicant to submit detailed site plans consistent with the layout and at a density not exceeding that shown on the PUD Concept plan. *In compliance, the final plan is consistent with the approved concept plan.*
 2. The site plans, including but not limited to landscaping, engineering, tree removal and wetland use/buffer modification plans will meet all applicable City ordinances and requirements while remaining consistent with the PUD Concept layout plan. *In compliance, per this and other department review letters.*
 3. The architectural quality of building plans submitted with the site plans and PUD Agreement in step 2 of the PUD process will be equal to or better than that approved with the PUD Concept plan. *In compliance, the final plan is consistent with the approved concept plan.*
 4. Recommendation by the Planning Commission and approval by City Council of a Wetland Use Permit and submittal of an MDEQ Wetland Permit at Final PUD review, with the plans to address comments from ASTI's letter dated September 17, 2015. *Submitted as part of Final PUD submittal.*
 5. Recommendation by the Planning Commission and approval by City Council of a PUD Agreement, as approved by the City Attorney, at Final PUD review. *Submitted as part of Final PUD submittal, City staff and attorney recommend approval.*
 6. Address comments from applicable City Staff memos, prior to Final PUD submittal. *In compliance, per this and other department review letters.*
 7. Add landscaping to provide a visual screen along the east property line, to be approved by staff prior to final approval. *In compliance, five ornamental trees have been replaced with evergreen trees and an additional fifteen 10 ft. evergreen trees have been added along this property line.*
2. **PUD Requirements (Section 138-7.100-108).** The PUD option is intended to permit flexibility in development that is substantially in accordance with the goals and objectives of the City's Master Land Use Plan at the discretion of the City Council. The PUD development shall be laid out so that the various land uses and building bulk will relate to

each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another. The PUD option seeks to:

- Encourage innovation to provide variety in design layout
- Achieve economy and efficiency in the use of land, natural resources, energy and the provision of public services and utilities
- Encourage the creation of useful open spaces
- Provide appropriate housing, employment, service and shopping opportunities

The PUD option can permit:

- Nonresidential uses of residentially zoned areas
- Residential uses of nonresidential zoned areas
- Densities or lot sizes that are different from the applicable district(s)
- The mixing of land uses that would otherwise not be permitted; provided that other objectives are met and the resulting development will promote the public health, safety and welfare

Review Process

The PUD review process consists of a two step process as follows:

- a. **Step One: Concept Plan.** The PUD concept plan is intended to show the location of site improvements, buildings, utilities, and landscaping with a level of detail sufficient to convey the overall layout and impact of the development. The PUD concept plan is not intended to demonstrate compliance with all ordinance requirements, but rather is intended to establish the overall layout of the development, including the maximum number of units which may be developed. This step requires a Planning Commission public hearing and recommendation to City Council followed by review by the City Council.
 - b. **Step Two: Site Plan/PUD Agreement.** The second step in the process is to develop full site plans based on the approved PUD concept plan and to submit the PUD Agreement. At this time, the plans are reviewed for compliance with all City ordinance requirements, the same as any site plan. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.
3. **Zoning and Land Use** (Section 138-4.300 and 138.7.103). The site is zoned R-4 One Family Residential District, however the applicant is proposing to develop the site with a PUD option. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Proposed Site	R-4 One Family Residential	Single family home	Residential 4
North	R-4 One Family Residential	Single family homes	Residential 4
South	R-4 One Family Residential	Single family homes	Residential 4
East	R-4 One Family Residential	Single family homes	Residential 4
West	R-3 One Family Residential	Single family homes	Residential 4

4. **Site Layout** (Section 138-5.100-101, Section 138-6.500-507 and Section 138-7.104). Refer to the table below as it relates to the area, setback, and building requirements for this project. For purposes of this review, the proposed plan was reviewed in accordance with the requirements of the MR Mixed Residential Option as that is the most similar zoning district for what is being proposed.

Requirement	Proposed	Staff Comments
Min. Parcel Area 10 acres	2.93 acres	In compliance with the approved PUD Concept Plan
Max. Density MR = 4.25 units per acre = 12 units	4.09 units per acre = 12 units	In compliance
Min. Front Perimeter Setback (John R Rd.) 20 ft.	35 ft.	In compliance
Min. Side Perimeter Setback (north/south) 25 ft.	32 ft. (north)/20 ft. (south)	In compliance with the approved PUD Concept Plan

Requirement	Proposed	Staff Comments
Min. Rear Perimeter Setback (east) 60 ft.	35 ft.	In compliance with the approved PUD Concept Plan
Min. Front Interior Setback (front) 15 ft.	20 ft.	In compliance
Min. Side Interior Setback (one/each) 10/20 ft.	10/20+ ft.	In compliance
Min. Rear Interior Setback (rear) 35 ft.	35+ ft.	In compliance
Max. Height 2.5 stories/30 ft.	2 stories/30 ft.	In compliance
Garages Max. 25% of garage doors may be located at or in front of the front building wall of the building, with all other garage doors being located at least 10 ft. behind the front building wall of the unit or facing the side or rear of the unit	100% of garage doors are located 3.75 ft. behind the front building wall	In compliance with the approved PUD Concept Plan
Unenclosed Front Porches Larger than 80 sq. ft. w/ roof may encroach up to 8 ft. into a required front yard	None	Not applicable
Individual Entrances Required Attached units shall have entrances that are directly accessible from the exterior of the building that include a minimum 30 sq. ft. unenclosed porch	aprox. 25 sq. ft. porches	In compliance with the approved PUD Concept Plan
Max. # of Attached Units 4 dwelling units	2 dwelling units	In compliance
Stacked Flats Prohibited Attached units shall be separated by common vertical walls	All units separated by common vertical walls	In compliance
Min. Floor Area 1,250 sq. ft	1,250 sq. ft.+	In compliance
Design Features Attached unit façades visible from a public right-of-way or private road shall include features such as columns, cornices, pediments, articulated bases, & fluted masonry covering a min. of 10% of the exterior wall	A note indicating units will meet these requirements have been added to the plans	In compliance
Architectural Requirements (Attached Units) 1. All walls that face a street shall contain a min. of 25% of the wall area in windows or doors 2. Windows shall be provided with trim detailing or shall be recessed, shall not be flush with the exterior wall treatment & shall be provided with an architectural surround at the jamb 3. Exterior finishes shall primarily consist of natural, durable materials such as brick or stone. Max 33% wood or vinyl of any façade elevation & max. 10% EIFS or stucco on any façade elevation	A note indicating units will meet these requirements have been added to the plans	In compliance
Formal or Active Open Space Min. 5% of the gross lot area shall be dedicated to planned open space designed to complement the development = 0.15 acres open space	1.68 acres of general common space, including a seating node	In compliance
Passive Open Space Any natural features determined by the PC to be of significant aesthetic or natural value that are located on the site shall be preserved		

Requirement	Proposed	Staff Comments
Landscaping & Screening Type C Buffer between attached units & adjacent one-family residential zoning	Refer to Landscaping table in 7. below	

5. **Parking.** (Section 138-11.100-308). Refer to the table below as it relates to the parking requirements for this project.

Requirement	Proposed	Staff Comments
Setback from Residential Uses Min. 10 ft. from adjacent residential districts	20 ft. setback for Hampshire Ct. abutting R-4 district to south	In compliance
Min. # Parking Spaces 2 for each unit = 24 spaces	24 spaces (garages) 7 (visitor spaces) 31 spaces total	In compliance

6. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments and the City's Wetland Consultant that pertain to natural features protection.

- a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS has been submitted for the project that meets ordinance requirements.
- b. **Natural Features Setback** (Section 138-9 Chapter 1). The natural features setback is identified on the proposed site plan. Because the wetland will be used as part of the detention basin, there will be grading within the setback and a waiver from this requirement is needed as part of the PUD option.
- c. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
- d. **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is not subject to the City's tree conservation ordinance, however a tree survey has been provided, and as part of the PUD development option, natural feature preservation is encouraged. 30 of the 101 trees are being preserved, consistent with the approved PUD Concept Plan.
- e. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site contains one 0.26 acres wetland that is considered low-quality; however it is connected to the Honeywell Drain therefore making it a regulated wetland. The wetland will be permanently impacted and become part of the site's proposed detention basin. Refer to the ASTI review letter dated November 24, 2015.

7. **Landscaping** (Section 138-12.100-308). Refer to the table below as it relates to the landscape requirements for this project.

Requirement	Proposed	Staff Comments
Buffer C (north: 477 ft.) 20 ft. width + 2 deciduous + 1.5 ornamental+ 4 evergreen + 6 shrubs per 100 ft. = 10 deciduous + 8 ornamental + 20 evergreen + 30 shrubs	11 deciduous (existing) 8 ornamental 20 evergreen 3 evergreen (existing) 30 shrubs	Exceeds requirements
Buffer C (south: 478 ft.) 20 ft. width + 2 deciduous + 1.5 ornamental+ 4 evergreen + 6 shrubs per 100 ft. = 10 deciduous + 8 ornamental + 20 evergreen + 30 shrubs	10 deciduous 8 ornamental 20 evergreen 30 shrubs	In compliance
Buffer C (east: 267 ft.) 20 ft. width + 2 deciduous + 1.5 ornamental+ 4 evergreen + 6 shrubs per 100 ft. = 6 deciduous + 5 ornamental + 1.1 evergreen + 17 shrubs	3 deciduous 6 deciduous (existing) 0 ornamental 31 evergreen 17 shrubs	The proposed plan has 5 less ornamental than required, but has 20 extra evergreen trees to provide better screening as requested by the neighbors
Right-of-Way (John R: 267 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 8 deciduous + 4 ornamental	4 deciduous 4 ornamental 12 evergreen	The proposed plan has 4 less deciduous than required, but has 12 evergreen & 14 shrubs that are not required

Requirement	Proposed	Staff Comments
	14 shrubs	
Stormwater (365 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 6 deciduous + 4 evergreen + 1.5 shrubs	6 deciduous 3 ornamental 5 evergreen 20 shrubs	Exceeds requirements
TOTAL 40 deciduous 25 ornamental 55 evergreen 93 shrubs	40 deciduous (17 existing) 23 ornamental 91 evergreen (9 existing) 111 shrubs	While the overall site is short 2 ornamental, it vastly exceeds requirements for evergreen & shrubs plantings to maximize the screening from neighboring properties

- a. If required trees cannot be planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$200 per tree, however installation of required landscaping is preferred, particularly as it applies to required buffer requirements.
8. **PUD Agreement.** Staff and the City attorney have reviewed the draft PUD Agreement and satisfied with the form of PUD Agreement as submitted.
 9. **Signs.** (Section 138-8.603). Decorative entry signage is indicated on the plans at the John R Road entrance. All signs must meet the requirements of Section 138-8.603 and Chapter 134 of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.



DPS/Engineering
Allan E. Schneck, P.E., Director

From: Jason Boughton, AC *P.G.S. FOR*
To: Sara Roediger, Manager of Planning
Date: December 29, 2015
Re: Brampton Parc, City File #15-001, Section 24
Final PUD Review #2

Engineering Services has reviewed the Final PUD received by the Department of Public Services on December 23, 2015 for the above referenced project. Engineering Services **does** recommend Final PUD approval with the following comments.

Traffic

1. The pathway and roadway sight distance lines are technically shown incorrectly on the landscape plan. The pathway site line should extend 150 feet in each direction from the vehicle reference point 18 feet off path edge, as shown on plans, to the center of the path. 150 feet is used at this time since we don't have detailed proposed grades. A second sight line for the road sight distance should be shown from a point 18 feet off the edge of the travel lane at a distance of 500 feet in each direction. City detail is attached. This revision will not impact the proposed plantings as shown on landscape plans.
2. The existing utility pole locations near the right turn lane and taper will need further evaluation during construction plan review to determine if they need to be relocated outside of the clear zone.

The applicant will need to submit for a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

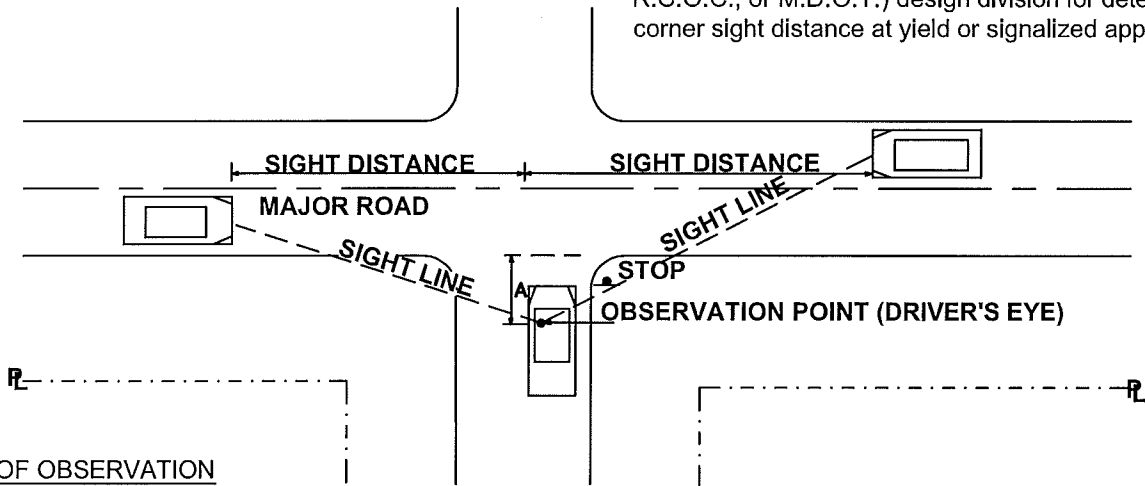
JRB/bd

Attachments: City Sight Distance Details for Roadways and Pathways.

c: Allan E. Schneck, P.E., Director; DPS
Paul Davis, P.E., City Engineer/Deputy Director; DPS
Tracey Balint, P.E., Public Utilities Engineer; DPS
Sheryl Mclsaac, Office Coordinator; DPS
File

Patrick Miller; Engineering Aide; DPS
Paul Shumejko, MBA, MS, P.E., PTOE, Transportation Engineer; DPS
Keith Depp, Staff Engineer; DPS
Sandi DiSipio; Planning & Development Dept

Different sight distances are required for yield or signal controlled intersections. Contact road agency's (City, R.C.O.C., or M.D.O.T.) design division for determining corner sight distance at yield or signalized approaches.



POINT OF OBSERVATION

Paved Surface:

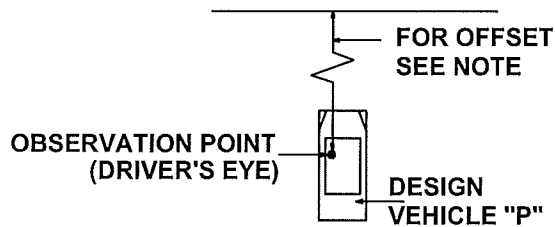
(A) Eighteen (18) feet from edge of pavement of through lane.

Gravel Surface:

(A) Eighteen (18) feet from edge of gravel road.

* For residential driveways approaching gravel or paved roads (A) is 10' from the edge of gravel/pavement.

The point of vision shall be from the height of eye, 3.5 feet above the proposed intersecting elevation to a height of object 3.5 feet above the existing or proposed road centerline and shall be continuously visible within the specified limits.



MINIMUM CORNER SIGHT DISTANCE FOR DRIVEWAYS AND STREETS AT MAJOR ROAD INTERSECTIONS FOR PASSENGER VEHICLES

MAJOR ROAD POSTED OR 85% SPEED IN MPH	MINIMUM SIGHT DISTANCE IN FEET, BOTH DIRECTIONS	
	2 OR 3 LANE THRU ROAD IN FEET	4 OR 5 LANE THRU ROAD IN FEET
25	280	295
30	335	355
35	390	415
40	445	470
45	500	530
50	555	590
55	610	650

The basic prima facia speed shall be used for gravel roads, unless otherwise approved by the Engineer.

NOTES

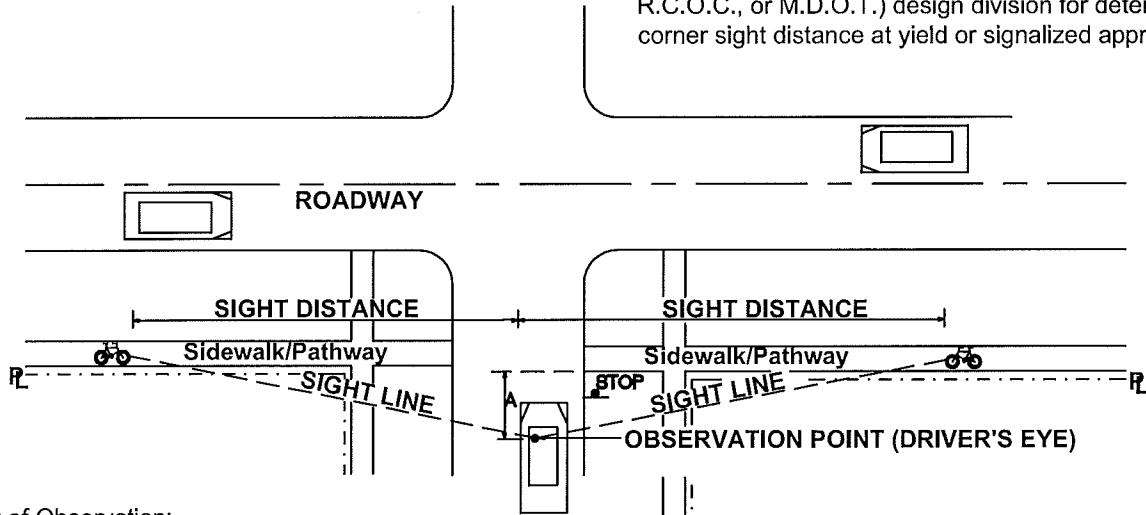
1. Any deviation from given data requires an engineering study approved by the road agency (City, R.C.O.C., or M.D.O.T.) in accordance with the latest edition AASHTO policy on geometric design.
2. This design guide also applies to new Permit and Plat construction projects.
3. The above data is based on a left turn maneuver into the intersecting roadway as described in AASHTO. Due to the higher potential accident severity, the left turning sight distance was used to determine the corner sight distanced required. Right turn onto major roads shall have the same sight distances.
4. Existing site conditions may require an engineering study to determine sight distance.

CITY OF ROCHESTER HILLS
STANDARD DETAIL FOR:
Sight Distance
Roadways

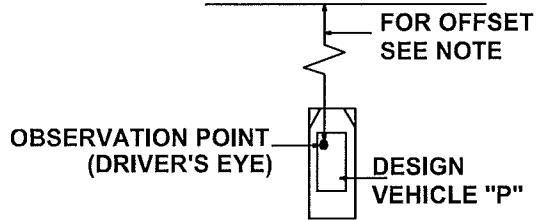


DRAWN BY: B. SMITH	FILE NAME: CIRC DRV	PLAN DATE: 8/28/1996	REV. 4/12/2012	REV. 3/15/2014	REV.
APPROVED BY: PAUL SHUMEJKO, P.E., PTOE CITY TRANSPORTATION ENGINEER				NOT TO SCALE	SHEET 1 OF 2

Different sight distances are required for yield or signal controlled intersections. Contact road agency's (City, R.C.O.C., or M.D.O.T.) design division for determining corner sight distance at yield or signalized approaches.



Point of Observation:
 (A) Eighteen (18) feet from edge of pavement of sidewalk/pathway.



The point of vision shall be from the height of eye, 3.5 feet above the proposed intersecting elevation to a height of object 3.5 feet above the existing or proposed road centerline and shall be continuously visible within the specified limits.

MINIMUM CORNER SIGHT DISTANCE FOR STREETS AT INTERSECTIONS	
PATHWAY GRADE APPROACHING INTERSECTION (%)	MINIMUM SIGHT DISTANCE IN FEET, BOTH DIRECTIONS
0	135
-1	140
-2	145
-3	150
-4	160
-5	165
-6	175
-7	190
-8	205

NOTES

1. Any deviation from given data requires an engineering study approved by the road agency (City, R.C.O.C., or M.D.O.T.) in accordance with the latest edition AASHTO Guide for the Development of Bicycle Facilities.
2. This design guide also applies to new Permit and Plat construction projects.
3. The bicycle design speed used in the chart is 18 MPH.
4. Approach pathway slope greater than 8% is not allowed due to ADA compliance.
5. Existing site conditions may require an engineering study to determine sight distance.

CITY OF ROCHESTER HILLS
 STANDARD DETAIL FOR:
Sight Distance Pathways

DRAWN BY: B. SMITH	FILE NAME: CIRC DRV	PLAN DATE: 8/28/1996	REV. 4/12/2012	REV. 3/15/2014	REV.
APPROVED BY: PAUL SHUMEJKO, P.E., PTOE CITY TRANSPORTATION ENGINEER			NOT TO SCALE		SHEET 2 OF 2



ASSESSING DEPARTMENT
Kurt Dawson, Director

From: Nancy McLaughlin
To: Ed Anzek
Date: 12/07/15
Re: File No.: 15-001
Project: Brampton Parc Review #1
Parcel No: 70-15-24-301-052
Applicant: 1459 John R LLC

The legal description supplied reads:
... except the east 242 ft of the south 90 ft , ...

The legal description should read:
... except the east 252 ft of the south 90 ft, ...

Or the legal description may be stated as:
T3N, R11E, Sec 24 Ferryview Homelands Lot 9 exc E 252 ft, also exc W 27 ft taken for rd



FIRE DEPARTMENT

Sean Canto

Chief of Fire and Emergency Services

From: James L. Bradford, Lieutenant/Inspector
To: Planning Department
Date: December 9, 2015
Re: Brampton Parc

SITE PLAN REVIEW

FILE NO: 15-001

REVIEW NO: 4

APPROVED X

DISAPPROVED

Lt. James L. Bradford
Fire Inspector



BUILDING DEPARTMENT
Scott Cope Director

From: Craig McEwen, R.A., Building Inspector/Plan Reviewer *CPN*
To: S. Roediger, Planning Department
Date: November 24, 2015
Re: Brampton Parc – Review #3
Sidwell: 15-24-301-052
City File: 15-001

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: SP-1.0 through SP-1.7, LA-1.0 through LA-2.1, ENG-1 through 3 and TR Design Concept Elevations and Floor Plans.

References are based on the Michigan Residential Code 2009.

Please note that new 2015 Michigan Residential and Energy Codes will go into effect February 8, 2016.

Approval recommended based on the following:

1. Submission of individual residence plot plans for code compliant site drainage at the time of building permit application.
 - a. Lots shall be graded to fall away from foundation walls a minimum of 6 inches within the first 10 feet.
Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building. Section R-401.3
 - b. Driveway slopes shall meet the following requirements:
 - i. Approach and driveway: 2% minimum – 10% maximum.
 - ii. Sidewalk cross-slope (including portion in the driveway approach): 1% minimum, 2% maximum.
 - c. Provide top and bottom elevations along with details of the retaining wall. Retaining walls over 4'-0" tall will require design by a registered professional.
2. Provide readable Soil Boring reports.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 5 p.m. Monday through Friday.



Parks & Forestry
Michael A. Hartner, Director

To: Sara Roediger

From: Gerald Lee

Date: December 28, 2015

Re: Brampton Parc
Review #2
File #15-001

Forestry review pertains to public right-of-way tree issues only.

No additional comments at this time.

GL/crf

cc: Sandi DiSipio, Planning Assistant

Mailing Address:
P.O. Box 2160
Brighton, MI 48116-2160800 395-ASTI
Fax: 810.225.3800

www.asti-env.com

January 5, 2015

Sara Roediger
Department of Planning and
Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033**Subject: File No. 15-001 Brampton Parc PUD;
Wetland Use Permit Review #5;
Plans received by the City of Rochester Hills on
December 22, 2015****Applicant: 1459 John R LLC**

Dear Ms. Roediger:

The above referenced project proposes to construct 12 residential units on a 2.928-acre property as a Planned Unit Development (PUD). The site is located along the east side of John R Road, south of School Road, and north of Hamlin Road. The subject site includes wetland regulated by the City of Rochester Hills and likely the Michigan Department of Environmental Quality (DEQ).

ASTI has reviewed the site plans received by the City on December 22, 2015 (Current Plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance and offers the following comments for your consideration. Please note that ASTI has not reviewed a draft PUD agreement between the applicant and the City prior to publication of this wetland review.

COMMENTS

1. **Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing and the proposed activity has not been previously authorized.

2. **Wetland and Watercourse Determinations (§126-531).** This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.
 - a. This review has been undertaken in the context of a Wetland and Watercourse Boundary Determination previously completed by the applicant's wetland consultant, which was confirmed in the field by ASTI on June 2, 2015. It is ASTI's opinion that the on-site wetland is of low-quality, both in functional value and floristic diversity. The on-site wetland is directly connected to the Honeywell Drain, which is a regulated stream under Part 301, off-site to the south, therefore making the on-site wetland regulated by the City and likely the DEQ. The Current Plans indicate the applicant's wetland consultant who completed the delineation and the corresponding completion date. This is to ASTI's satisfaction. The applicant should be advised that wetland delineations are only considered valid by the DEQ and the City for a period of three years.
3. **Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review of the Current Plans has been undertaken in the context of those general parameters, as well as the specific requirements listed below.
 - a. Sheet SP 1.3 on the Current Plans show that all on-site wetlands are to be permanently impacted by the project and state that the wetland area on-site is 1,128 square feet in area. This is to ASTI's satisfaction. Additionally, because the quality of the on-site wetland is low and the area of impact is small, ASTI recommends the City allow for a Wetland Use Permit for this project.
4. **Use Permit Approval Criteria (§126-565).** This Section lists criteria that shall govern the approval or denial of an application for a Wetland Use Permit. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:
 - a. A DEQ Part 303 Permit and a Wetland Use Permit from the City are required for this project as proposed on the Current Plans. Once a permit is obtained from the DEQ by the applicant, it must be submitted to the City for review.
5. **Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.
 - a. Should the City accept the applicant's proposal to develop the subject property as a PUD, the on-site Natural Features Setback regulations can be waived by the

City at its discretion. If the City does not waive Natural Feature Setback regulations, the applicant should note that ASTI will re-evaluate any Natural Features Setback impacts at the request of the City. Approximately 675 linear feet of Natural Features Setback are proposed.

ASTI inspected the on-site Natural Features Setback areas on June 2, 2015 during the wetland delineation confirmation. All on-site Natural Features Setback areas were observed to be of low quality and function. All Natural Features Setback areas are depicted and labeled to ASTI's satisfaction on the Current Plans.

RECOMMENDATION

ASTI recommends the City approve the Current Plans on the condition that the City approves the applicant's PUD agreement and on the condition that the items in comment 4.a will be obtained and submitted to the City for further review.

Respectfully submitted,

ASTI ENVIRONMENTAL



Kyle Hottinger
Wetland Ecologist



Dianne Martin
Director, Resource Assessment & Mgmt.
Professional Wetland Scientist #1313