



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2020-0164 V2

TO: Mayor and City Council Members
FROM: Sara Roediger, Director of Planning and Development, ext. 2573
DATE: July 31, 2020
SUBJECT: Request for Approval of a Wetland Use Permit – City File No. 19-022 – The Groves/Rochester University Townhomes

REQUEST:

Approval of a Wetland Use Permit for activities related to the construction of a 70-unit townhome development on 7.9 acres located on the Rochester University campus on Avon, east of Livernois.

BACKGROUND:

Two regulated wetlands exist on site (Wetlands 3 and 4) totaling 5,227 sq. ft. The proposed project will impact approximately 3,175 sq. ft. of wetland area. Wetland 3 is considered an important natural resource of the City, but will be minimally impacted (317 sq. ft.) and impacts will be minimized due to the construction of a retaining wall. Wetland 4 is considered to be of low quality and impacts are minor as the natural drainage processes will not be adversely affected by the proposed project. As such, ASTI, the City’s environmental consultant, recommends approval. Please refer to the ASTI Environmental letter dated July 9, 2020 regarding the wetland review and delineation.

At its July 21, 2020 meeting, the Planning Commission concurred with ASTI’s recommendation and recommended approval of a Wetland Use Permit and approved a Natural Features Setback Modification with minor conditions to be addressed prior to final approval by staff. Please refer to the meeting minutes for details.

RECOMMENDATION:

Staff, the City’s Wetland Consultant (ASTI) and the Planning Commission recommend approval of a Wetland Use Permit for The Groves/Rochester University Townhomes, City File No. 19-022, proposed on the campus of Rochester University, west of Livernois.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A