



Planning and Economic Development
Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
 Date: 8/1/2018
 Re: **Breckenridge Condominiums (City File #18-008)**
Preliminary Site Condominium Plan - Planning Review #3

The applicant is proposing to construct a 12-unit, duplex style condominium on 3.73 acres on the south side of Hamlin Road, west of Livernois Road. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. The comments below and in other review letters are minor in nature and can be incorporated into a final site plan submittal for review by staff after review by the Planning Commission.

- Zoning and Use** (*Section 138-4.300*). The site is zoned R-3 One Family Residential District Residential with MR Mixed Residential Overlay; the applicant is proposing to develop the site under the MR Overlay provisions. Attached housing units are subject to the conditional use considerations and require a Planning Commission public hearing and recommendation to City Council. 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-3 One Family Residential w/ MR Mixed Residential Overlay | Vacant | Residential 3/Mixed Residential |
| North | REC W Regional Employment Center - Workplace | Industrial/indoor recreation | Regional Employment Center |
| South | R-3 One Family Residential w/ MR Mixed Residential Overlay | Single family homes | Residential 3/Mixed Residential |
| East | R-3 One Family Residential w/ MR Mixed Residential Overlay | Single family homes | Residential 3/Mixed Residential |
| West | R-3 One Family Residential w/ MR Mixed Residential Overlay | Single family homes | Residential 3/Mixed Residential |

- Site Layout and Access** (*Section 138-5.100-101 and 138-5.200*). Refer to the table below as it relates to the area, setback, and building requirements of the MR Overlay.

| Requirement | Proposed | Staff Comments |
|---|-----------------|--|
| Parcel Area 10 acres | 3.73 acres | Not in compliance – see a. below |
| Density 3.45 units/acre | 3.22 units/acre | In compliance |
| Max. Height 2.5 stories/30 ft. | 2 stories | Height of individual structures evaluated at time of building permit submittal |
| Min. Perimeter Front Setback 20 ft. | 20 ft. | In compliance |
| Min. Perimeter Side Setback 25 ft. | 25 ft. | In compliance |
| Min. Perimeter Rear Setback 60 ft. | 61 ft. | In compliance |
| Min. Interior Front Setback 15 ft. | 20 ft. | In compliance |

| Requirement | Proposed | Staff Comments |
|--|-----------------------------------|--|
| Min. Interior Side Setback (each/total) 10 ft./20 ft. | 20 ft./40 ft. | In compliance |
| Min. Interior Rear Setback 35 ft. | NA | NA |
| Open Space 5% (8,276 sq. ft.) of gross area developed as active open space | 9,146 sq. ft. | In compliance |
| Garages Min. 1 car garage/unit | 2 car garage/unit | In compliance |
| Entrances/Porches Exterior entrance w/ min. 30 sq. ft. unenclosed front porch | Min. 20 sq. ft. porch provided | Porch of Aspen unit should be increased to 30 sq. ft. |
| Design Features Min. 10% columns, cornices, pediments, articulated bases and/or fluted masonry on front facade | Information to be provided | Requirements appear to be met but specific calculations must be provided prior to the Planning Commission meeting |
| Windows/doors Min. 25% of wall area facing a street Windows must be recessed or have trim detailing | Information to be provided | |
| Exterior Finishes Max. 33% wood or vinyl siding Max. 10% EIFS | Information to be provided | |
| Min. Floor Area 1,250 sq. ft | Min. 2,312 sq. ft. | In compliance |

- a. The Planning Commission may modify this requirement if another standard is more reasonable due to existing site or neighborhood conditions or because the site cannot physically comply with one or more of the requirements.
3. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering, ASTI and Forestry Departments that pertain to natural features protection.
 - a. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*) An EIS has been submitted that meets ordinance requirements.
 - b. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site contains three wetland areas, two of which are regulated. Per the July 27, 2018 ASTI review letter, the two regulated wetlands are of low quality and are not a high quality natural resource of the City. ASTI has recommended the City approve the plan.
 - c. **Natural Features Setback** (*Section 138-9 Chapter 1*). A Natural Features Setback Modification is being requested for approximately 812 feet of impacts, encompassing all of the Natural Features Setback areas on site. The applicant has proposed a boulder wall to act as a permanent protective barrier for remaining on-site wetland and natural features on the site in accordance with ASTI's previous recommendations. See the ASTI review letter dated July 27, 2018 for additional information.
 - d. **Steep Slopes** (*Section 138-9 Chapter 2*). The site does not contain any regulated steep slopes.
Tree Removal (*Section 126 Natural Resources, Article III Tree Conservation*). The site is subject to the city's tree conservation ordinance, and so any healthy tree greater than 6" in caliper that will be removed must be replaced with one tree credit. Trees that are dead or in poor condition need not be replaced. A tree preservation plan has been included. The removal of any regulated tree requires the approval of a tree removal permit and associated tree replacement credits, in the form of additional plantings as regulated in the Tree Conservation Ordinance or a payment of \$216.75 per credit into the City's tree fund. A minimum of 37% of the regulated trees must be preserved. 77 regulated trees have been identified on-site. The tree preservation plan indicates 46 (59.7%) will be saved. 31 trees are to be removed and 36 trees will be replaced on site.
 4. **Landscaping** (*Section 138-12.100-308 and Section 122-304(7)*). Refer to the table below as it relates to the landscape requirements for this project.

| Requirement | Proposed | Staff Comments |
|--|-------------|---|
| Street Trees Min. 1 deciduous per lot = 12 deciduous | 0 deciduous | The city shall plant street trees in the ROW after construction of the project is complete, |

| | | |
|--|---|--|
| | | the applicant shall pay \$216.75 per lot to account for this planting. |
| Right of Way (Hamlin: 370 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 11 deciduous + 6 ornamental | 11 deciduous 6 ornamental | In compliance |
| Type C Buffer east property line (440 ft.) 20 ft. + 2 deciduous per 100 ft. + 1.5 ornamental per 100 ft. + 4 evergreen per 100 ft. + 6 shrubs per 100 ft. = 9 deciduous + 18 evergreen + 7 ornamental + 27 shrubs | 11 ft. 9 deciduous 18 evergreen 7 ornamental 27 shrubs | In compliance |
| Type C Buffer west property line (338 ft.) 20 ft. + 2 deciduous per 100 ft. + 1.5 ornamental per 100 ft. + 4 evergreen per 100 ft. + 6 shrubs per 100 ft. = 7 deciduous + 14 evergreen + 6 ornamental + 21 shrubs | 50 ft. + 2 deciduous (proposed) 39 deciduous (existing) 3 evergreen 4 ornamental 21 shrubs | The planting requirements may be modified if the existing vegetation will provide an equal or greater screen. Significant wetland features lie between the developed area and the western and southern property lines. |
| Type C Buffer south property line (370 ft.) 20 ft. + 2 deciduous per 100 ft. + 1.5 ornamental per 100 ft. + 4 evergreen per 100 ft. + 6 shrubs per 100 ft. = 8 deciduous + 15 evergreen + 6 ornamental + 23 shrubs | 50 ft. + 2 deciduous (proposed) 27 deciduous (existing) 4 evergreen 4 ornamental 23 shrubs | |
| Stormwater (484 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 8 deciduous + 5 evergreen + 20 shrubs Basins shall be designed to avoid the need to perimeter fencing. | 4 deciduous (proposed) 5 deciduous (existing) 5 evergreen 20 shrubs | In compliance |

- a. A landscape planting schedule has been provided that includes the size of all proposed landscaping, along with a unit cost estimate and total landscaping cost summary, including irrigation costs, for landscape bond purposes.
 - b. If required trees cannot fit be planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$216.75 per tree.
 - c. All landscape areas must be irrigated. This has been noted on the landscape plan. A note specifying that watering will only occur between the hours of 12am and 5am has been included on the plans.
 - d. Site maintenance notes listed in *Section 138-12.109* have been included on the plans.
 - e. A note stating "Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings." has been included on the plans.
5. **Architectural Design** (*Architectural Design Standards*). Renderings of the proposed building elevations have been provided as part of the application. Individual homes must be designed to meet the intent of the Architectural Design Standards and will be reviewed under a separate permit issued by the Building Department.
 6. **Entranceway Landscaping and Signs.** (*Section 138-12.306 and Chapter 134*). A note is included on the plans that states that all signs must meet the requirements of the City and be approved under separate permits issued by the Building Department.



FIRE DEPARTMENT
Sean Canto
Chief of Fire and Emergency Services

From: William A. Cooke, Assistant Chief / Fire Marshal
To: Planning Department
Date: July 27, 2018
Re: Breckenridge Condominiums

SITE PLAN REVIEW

FILE NO: 18-008

REVIEW NO: 3

APPROVED X

DISAPPROVED _____

The Rochester Hills Fire Department recommends approval of the above noted project as the proposed design meets the fire and life safety requirements of the adopted fire prevention code related to the site only. Thank you for your assistance with this project and if you have any additional questions or comments, please do not hesitate to contact our office.

William A. Cooke
Assistant Chief / Fire Marshal



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

SRB

From: Jason Boughton, AC, Engineering Utilities Coordinator
To: Kristen Kapelanski, AICP, Manager of Planning & Development
Date: July 27, 2018
Re: Breckenridge Condominiums, City File #18-008, Section #28
Site Plan Review #3

Engineering Services has reviewed the site plan received by the Department of Public Services on July 24, 2018, for the above referenced project. Engineering Services does recommend site plan approval with the following comments:

Grading

1. Revise the retaining wall grades on the retaining wall note to correspond with the plan view.

Traffic/Pathway/Sidewalk

1. Sheet ENG-1, notes to extend edge drain 1 foot beyond trench, however, detail does not. Which is correct? Continuous edge drain is recommended per city storm detail sheets and should be included with the pavement cross section.
2. Recommend M detail type curb through the driveways.

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

JB/jf

c: Allan E. Schneck, P.E., Director; DPS
Tracey Ballint, P.E., Public Utilities Engineering Manager; DPS
Scott Widingland, Engineering Aide; DPS
File

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Paul Shumejko, P.E., PTOE, Transportation Eng. Mgr.; DPS
Keith Depp, Project Engineer; DPS



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

From: Michael Taunt, Surveying Technician
To: Kristen Kapelanski, AICP, Planning & Development Manager
Date: June 12, 2018
Re: Breckenridge Condominiums
City File #18-008, Section 28 NE 1/4
Revised Site Plan Review #1

Breckenridge Condominiums revised site plans were received on June 11, 2018, and following are the legal review comments:

- The applicant has addressed all comments applicable to the plan sheets.
- The applicant has acknowledged the easement & agreements requirements to be met in due course.
- Approval is recommended.

MT/bd

c: Allan E. Schneck, P.E., Director; DPS
Paul Davis, P.E., City Engineer/Deputy Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Keith Depp; Staff Engineer; DPS

Paul Shumejko, P.E., PTOE, Transportation Engineering Mgr.; DPS
Jason Boughton, AC, Engineering Utilities Coordinator; DPS
Sandi DiSipio, Planning Coordinator; Planning & Development
File



M I C H I G A N

ASSESSING DEPARTMENT

Laurie A Taylor, Director

From: Laurie Taylor/Karen Somerville
To: Sara Roediger
Date: 4/24/18
Re: Project: Breckenridge Condominiums
Parcel No: 70-15-28-226-023 & 024
File No.: 18-008 Escrow #287.316
Applicant: Hamliv. LLC d/b/a Breckenridge Condominiums

No comment.



PARKS & NATURAL RESOURCES DEPARTMENT
Ken Elwert, CPRE, Director

To: Kristen Kapelanski
From: Matt Einheuser
Date: July 26, 2018
Re: Breckenridge Condominiums
Review #3
File #18-008

Natural Resources review pertains to public right-of-way (r/w) tree issues only.

No comments at this time

ME/cf

cc: Sandi DiSipio, Planning Assistant
Maureen Gentry, Planning Assistant



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CDM*
To: Kristen Kapelanski, Planning Department
Date: May 5, 2018
Re: Breckenridge Condominiums – Review #1
Sidwell: 15-28-226-023, -024
City File: 18-008

The Building Department has reviewed the site plan approval documents received April 11, 2018 for the above referenced project. Our review was based on the City of Rochester Hills Zoning Ordinance, and the 2015 Michigan Residential Code unless otherwise noted. Approval recommended base on the following being addressed on the next submittal or on the building permit documents:

1. Please confirm with the architect that the two attached units can have different floor elevations. The building elevations do not appear to have take that into consideration.
2. Provide individual residence plot plans for code compliant site drainage at the time of individual building permit applications.
 - 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 is allowed but a design slope of 1.5% will allow for construction inaccuracies.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 4:30 p.m. Monday through Friday.

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

www.asti-env.com

July 27, 2018

Kristen Kapelanski
Department of Planning and
Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033

**Subject: File No. 18-008 Breckenridge Condominiums;
Wetland Use Permit Review #3;
Plans received by the City of Rochester Hills on
July 24, 2018**

Applicant: Hamliv, LLC d/b/a Breckenridge Condominiums

Dear Ms. Kapelanski:

The above referenced project proposes to construct 12 residential units on two parcels totaling approximately 3.73 acres of land. The site is located in the southwest quadrant of the intersection of Hamlin Road and Livernois Road. The subject site includes wetland regulated by the City of Rochester Hills.

ASTI has reviewed the site plans received by the City on July 24, 2018 (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.

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 completed on the site by the Applicant's wetland consultant, Holloway EPI, on August 1, 2017. ASTI confirmed this wetland delineation in the field on August 30, 2017; ASTI also added four wetland flags to the wetland delineation in the field.

Portions of two City-regulated wetlands are proposed to be impacted by this project; Wetland A in the central portion of the site, and Wetland B in the southeastern portion of the site. One wetland not regulated by the City (Wetland C), which is also proposed to be impacted, is located in the east-central portion of the site.

All wetland flagging is shown on the Current Plans to ASTI's satisfaction.

Wetland Quality Assessments

Wetland A is a scrub/shrub and young forested wetland that exhibited approximately 50% canopy and is comprised of vegetation of generally low ecological floristic quality. The portion of Wetland A proposed for impact in the southwest portion of the site (at the proposed Unit 5 on the Current Plans) exhibits vegetation dominated by the invasive species European buckthorn (*Rhamnus cathartica*) and common reed (*Phragmites australis*). Mean vegetation cover was estimated at approximately 85% with an approximate total native species cover of less than 5% and approximate invasive species cover of 80%. This portion of Wetland A appears to detain small amounts of water during seasonal high precipitation periods. Soils were comprised of sandy loams and appeared to be disturbed by historical agricultural activities, i.e., former crop rows, but appear to have been undisturbed since approximately 1997 based on historical aerial photography review. Therefore, it is ASTI's opinion that the area of Wetland A to be impacted is of low quality and is not a high quality natural resource of the City per the City's Wetland and Watercourse Protection Ordinance. The remaining portion of Wetland A exhibited an approximate 50/50 mix of the invasive species of European buckthorn and Phragmites and the native species of cottonwood (*Populus deltoides*), and green ash (*Fraxinus pennsylvanica*). The remaining portion of Wetland A exhibited similar soils and hydrological characteristics. It is ASTI's opinion that the remaining portion of Wetland A is also of low ecological quality.

The portion of Wetland B proposed for impact (at the proposed Units 9 and 10), is a scrub/shrub wetland that exhibits vegetation similar to Wetland A. This area is largely dominated by the invasive species European buckthorn and contains supporting common native species of gray dogwood (*Cornus racemosa*), green ash saplings, and American elm saplings (*Ulmus americana*). The herbaceous layer is sparse and exhibited common native species of poison ivy (*Toxicodendron radicans*) and agrimony (*Agrimonia parviflora*). Mean vegetation cover was estimated at approximately 90% with approximate native species cover approximated at 20% and approximate invasive species cover at approximately 70%. This portion of Wetland B slows water infiltration rates during wet periods, but does not appear to be consistently inundated or saturated at the surface. Shrub canopy coverage was approximately 60% and was comprised of vegetation of average to low ecological floristic quality. Similar to Wetland A, Wetland B soils were comprised of sandy loams and appeared to be disturbed by historical agricultural activities. Therefore, it

is ASTI's opinion that the portion of Wetland B proposed to be impacted is of low ecological quality and is not a high quality natural resource of the City per the City's Wetland and Watercourse Protection Ordinance. The remaining portion of Wetland B exhibited similar ecological characteristics and it is ASTI's opinion the whole of Wetland B is of low quality.

Wetland C is a small wetland in the central portion of the site. Wetland C exhibited similar ecological conditions as Wetland B and, therefore, it is ASTI's opinion the Wetland C is of low ecological quality, is not a high quality natural resource of the City, per the City's Wetland and Watercourse Protection Ordinance, and is not regulated by the City.

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. On-site wetland appears to be shown accurately per on the Current Plans. Plans show all alpha-numeric wetland flagging as applied in the field including the additional wetland flagging applied to the site by ASTI.
 - b. The Current Plans show 1,343 square feet (0.031 acres) of permanent impacts will result to Wetland B from the construction of a storm water detention basin in the northwest portion of the site.

This action would qualify for an exception to the Wetland and Watercourse Protection ordinance provided that: (1) a prior written notice is given to the City Engineer and written consent is obtained from the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized. These impacts are shown on the Current Plans to ASTI's satisfaction.

- c. The Current Plans show 4,224 square feet (0.097 acres) of permanent impacts will result to Wetland B from the construction of a portion of Units 9 and 10 and associated grading. Wetland B is of low ecological quality and the proposed impacts are minor. Moreover, these impacts as proposed will not necessarily compromise the functions of Wetland B in this area or in its entirety. Therefore, ASTI recommends the City allow for a Wetland Use Permit for the impacts proposed to Wetland B in this area. These wetland impacts are shown on the Current Plans to ASTI's satisfaction.

The Current Plans also show a proposed 1'-2' high boulder retaining wall along the western portion of Wetland B to be impacted. This structure should prevent unforeseen potential impacts from occurring to Wetland B by providing a permanent barrier to development and is in harmony with the City's Wetland and Watercourse Protection Ordinance, which is to ASTI's satisfaction.

- d. The Current Plans show 4,194 square feet (0.096 acres) of permanent impacts will result to Wetland A from the construction of Unit 5 and from grading activities in proposed lawn areas associated with Units 5, 6, 7, and 8. These impacts as proposed will not necessarily compromise the functions of Wetland A in this area or in its entirety. Therefore, ASTI recommends the City allow for a Wetland Use Permit for the impacts proposed to Wetland A in this area. These wetland impacts are shown on the Current Plans to ASTI's satisfaction.

The Current Plans also show a proposed 1'-2' high boulder retaining wall along the portion of Wetland A to be impacted. This structure should prevent unforeseen potential impacts from occurring to Wetland A by providing a permanent barrier to development and is in harmony with the City's Wetland and Watercourse Protection Ordinance, which is to ASTI's satisfaction.

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. The applicant has supplied the City with a letter from the DEQ stating no DEQ-regulated wetlands exist on-site. Therefore, a DEQ Part 303 permit for the proposed project will not be required. However, Wetlands A and B are regulated by the City and impacts to these wetlands as proposed require a Wetland Use Permit from the City. Wetland C is not regulated by the City and thus, a Wetland Use Permit is not required for the project as shown on the Current Plans.
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. The Current Plans indicate all Natural Features Setback areas on-site will be permanently impacted (812 linear feet).
 - b. The Current Plans indicate that approximately 200 linear feet of Natural Features Setback will be permanently impacted from the construction of the proposed detention basin in the northwest portion of the site. This action would qualify for an exception to the Natural Features Setback ordinance provided that: (1) a prior

written notice is given to the City Engineer and written consent is obtained from the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized.

The Current Plans also show a 1-2 feet high boulder wall barrier will be constructed along the western and southern portion of the detention pond. This barrier should help ensure no further wetland impacts to Wetland B occur in the area associated with the detention basin. This is to ASTI's satisfaction.

- c. The remaining approximately 612 linear feet of Natural Features Setback are proposed to be permanently impacted from the proposed site development. The on-site Natural Features Setback was comprised of old-field scrub/shrub to herbaceous old-field and was dominated by common vegetation including invasive species such as European buckthorn, Russian olive (*Elaeagnus angustifolia*), Siberian elm saplings (*Ulmus pumila*), smooth crabgrass (*Digitaria ischaemum*), and mustard garlic (*Allaria petiolata*) and native species such as gray dogwood, annual grass (*Poa annua*), smooth brome (*Bromus inermis*), wild crab apple (*Malus coronaria*), and crab grass. Total shrub canopy was approximately 70% in the old-field scrub/shrub area and herbaceous cover was 100% in the herbaceous old-field portion. As a whole, the entire on-site Natural Features Setback in this area is of poor floristic quality and is comprised of at least 50% or more of invasive species, offering minimal buffer quality to on-site wetland.

Previous plans were not harmonious with the City's Natural Features Setback Ordinance which states "... a minimum setback of 25 feet from a natural feature, as defined in this ordinance, shall be observed, and any filling, land balancing, dredging, construction or any deposit, installation or removal of any material, including structures, soils, minerals, and/or vegetation, within Natural Feature Setback is prohibited. Any land located within Natural Features Setback is intended to be kept in a natural state" (§138-9.102).

ASTI recommended in previous reviews that the applicant provide protection to the remaining City-regulated wetland and Natural Features Setback on-site. This protection was recommended to be in the form of a permanent protective barrier that is not easily removed, which should protect the wetland from potential unintended impacts; specifically south of the proposed Units 5, 6, 7, and 8 and west of Unit 8 and the proposed Vail Drive. An option supplied to the Applicant was a 1-2' boulder wall in these areas, such as the proposed boulder wall associated with the detention basin.

The Current Plans now show a permanent protective barrier to all remaining areas of Natural Features Setback and on-site wetland in the form of a proposed 1-2' high boulder retaining wall. This is in harmony with the City's natural Features Setback ordinance and is to ASTI's satisfaction.

RECOMMENDATION

ASTI recommends the City approve the Current Plans.

Respectfully submitted,

ASTI ENVIRONMENTAL



Kyle Hottinger
Wetland Ecologist
Professional Wetland Scientist #2927



Dianne Martin
Vice President
Professional Wetland Scientist #1313



14955 Technology Drive, Shelby Twp, MI 48315 • (P) 586-421-5729 • (F) 586-421-5742

June 27, 2018

Raza Syed Mohammed Hussain
2084 S Livernois Rd
Rochester Hills, MI 48307

Re: Breckenridge Condominium Development

Please be advised that I am proposing to develop and build 12 condominiums on approximately 4 acres off Hamlin Road just west of Livernois. This development is adjacent to your property and I anticipate you will be receiving notice from the city of Rochester Hills of a public hearing scheduled on July 17th with the planning commission.

If you have any questions or concerns, please do not hesitate to contact me directly at 586-944-8660.

Sincerely,

Jim Polyzois

JP/ag
cc. K. Kapelanski



City of
ROCHESTER HILLS

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

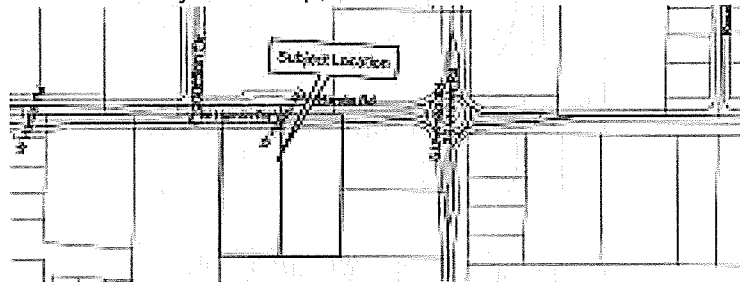
NOTICE OF PUBLIC HEARING

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: **Conditional Use Recommendation**, pursuant to the requirements of the Michigan Zoning Enabling Act (2006 PA 110, MCL 125.3103) of the State of Michigan, and pursuant to Sections 138-1.203 and 138-2.300-2.302 and 138-6.501 B. of Chapter 138 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to develop attached housing in the MR Mixed Residential Overlay district for Breckenridge Condominiums, a proposed 12-unit duplex residential development on 3.73 acres, Parcel No. 15-28-226-023 and -024, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, City File No. 18-008.

LOCATION: South side of Hamlin, West of Livernois

APPLICANT: Mark Gesuale
Hamliv, LLC
14955 Technology Dr.
Shelby Township, MI 48315



DATE OF PUBLIC HEARING: Tuesday, August 21, 2018 at 7:00 p.m.

LOCATION OF PUBLIC HEARING: Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Plans for this development may be seen at www.rochesterhills.org, City Government, Maps, Planning & Econ Dev., Development Projects Map. Information concerning this request may be obtained from the Planning Department during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the public hearing or by the Planning Commission at the public hearing. This request will be forwarded to City Council after review and recommendation by the Planning Commission, and any person having an ownership interest in the property in question, or residing or owning property within three hundred (300) feet of the property in question, may be granted a public hearing by the City Council by requesting it in writing, addressed to the Clerk of the city before the decision is made.

Deborah Brnabic, Chairperson
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560).

Published August 6, 2018



CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

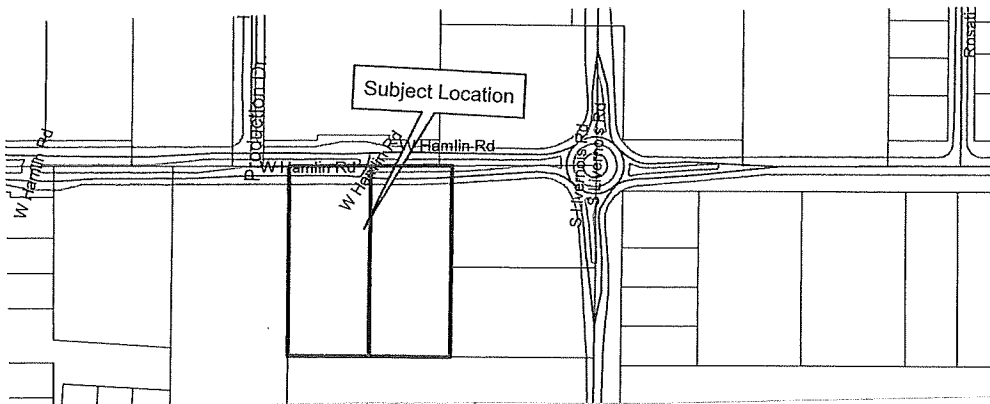
PUBLIC NOTICE

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a minimum of seven days' notice is hereby given to all adjacent property owners regarding the request for a Tree Removal Permit for the removal and replacement of as many as 31 regulated trees associated with the proposed development of a 12-unit single-family condominium development on 3.73 acres. The property is identified as Parcel Nos. 15-28-226-023 and -024 zoned R-3 One Family Residential with an MR Mixed Residential Overlay (City File No. 18-008).

LOCATION: South side of Hamlin, west of Livernois

APPLICANT: Mark Gesuale
Hamliv, LLC
14955 Technology Dr.
Shelby Township, MI 48315



DATE OF MEETING: Tuesday, August 21, 2018 at 7:00 p.m.

LOCATION OF MEETING: City of Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

The application and plans related to the Tree Removal Permit are available for public inspection at the City Planning Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday or by calling (248) 656-4660 and can be seen on the City's website at rochesterhills.org, City Government, maps, Planning and Economic Development, Development Projects map.

Deborah Brnabic, Chairperson
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.

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City of
ROCHESTER HILLS

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

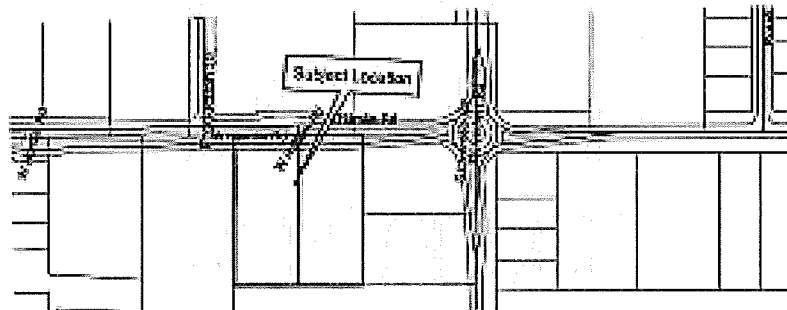
NOTICE OF PUBLIC HEARING

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: In accordance with Section 126-565 of the Wetland and Watercourse Protection Ordinance, notice is hereby given that a request for a Wetland Use Permit Recommendation for impacts up to 9,671 square feet associated with the construction activities for a 12-unit residential development of 3.73 acres has been submitted to the City for review and recommendation by the Planning Commission. The area is zoned R-3 One Family Residential with an MR Mixed Residential Overlay and affects Parcel Nos. 15-28-226-023 and -024 (City File No. 18-008).

LOCATION: South side of Hamlin Rd., west of Livernois

APPLICANT: Mark Gesuale
Hamliv, LLC
14955 Technology Dr.
Shelby Township, MI 48315



DATE OF PUBLIC HEARING: Tuesday, August 21, 2018 at 7:00 p.m.

LOCATION OF PUBLIC HEARING: City of Rochester Hills
Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Information concerning this request may be obtained from the Planning and Development Department, during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning and Economic Development Department, 1000 Rochester Hills, Michigan 48309, prior to the Public Hearing or by the Planning Commission at the meeting. The plans can also be found at rochesterhills.org, city government, maps, planning & economic dev., development projects. This recommendation will be forwarded to the City Council after the Public Hearing.

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.

Published August 6, 2018