



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2011-0495 V3

TO: Mayor and City Council Members

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

DATE: February 1, 2013

SUBJECT: Request for Final Plat Approval – Clear Creek Subdivision No. 5, City File No. 89-156.5, a 58-lot subdivision on 56 acres located east of Sheldon and north of Tienken

REQUEST:

The request is for approval of the Final Plat for Clear Creek Subdivision No. 5, the fifth phase of a single-family subdivision located east of Sheldon and north of Tienken. The City Council approved the Final Preliminary Plat on January 9, 2012.

BACKGROUND:

Clear Creek Subdivision No. 5 consists of 58 lots on 56 acres and is the final phase of this development. The entire subdivision consists of 322 lots on 221 acres, which is zoned R-1, One-Family Residential. The Master Plan for the area is single-family residential, and it is surrounded by R-1 and RE, Residential Estate zoning. The subdivision will be accessed from Mead and Sheldon Roads, and internal stub streets of phases 3 and 4 will be connected to the new subdivision. Clear Creek started in the early 1990's with Phase 1. The fifth phase was sold by Elro Corporation to Kay Clear Creek LLC in March 2012.

The 5th Phase site contains approximately 15.3 acres of wetland regulated by the DEQ and the City of Rochester Hills. Several areas of wetland and natural features impacts will occur from construction of the site and installation of roads and pathways, for which the City has approved a Permit. The wetland area that is to be disturbed is one acre in size. An MDEQ 303 permit has been issued. The Final Plat has been reviewed by Mr. Roger Moore of DPS/Engineering Services (please see attached letter dated January 29, 2013) and the Final Plat is consistent with the Final Preliminary Plat. Any approval of the final plat should include compliance with the recommendations of the January 29 letter as a condition of approval.

The applicant has agreed to pave Sheldon Road from the northern terminus of asphalt, or the north parcel line of Stoney Creek High School, northward to a point just north of Placid Court, a cul-de-sac that serves four proposed lots.

RECOMMENDATION:

Staff recommends that City Council approve the Final Plat for Clear Creek Subdivision No. 5, located east of Sheldon and north of Tienken, consisting of 58 lots, based on the Mylar dated received by the Planning and Economic Development Department on January 18, 2013, and subject to compliance with the items noted in the letter from Roger Moore dated January 29, 2013.

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

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