



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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[www.rochesterhills.org](http://www.rochesterhills.org)

Legislative File No: 2020-0266 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. 18-022 – Redwood at Rochester Hills PUD

**REQUEST:**

Approval of a Wetland Use Permit for activities related to the construction of a 121-unit apartment style development on 29.9 acres located near the southwest corner of Avon and Dequindre Roads.

**BACKGROUND:**

There are five regulated wetlands on site, of which only portions of three wetlands are proposed to be impacted by this project (Wetlands A, C and E) totaling approximately 11,700 sq. ft. (out of 5.25 acres). There have been a number of modifications to the site to minimize impacts to the wetlands and ASTI, the City’s environmental consultant, states that with the proposed culvert and storm sewer pipes the impacts are not likely to significantly affect the flow of ground water seepage or overland flows and should prevent future unintended impacts to the wetlands and recommends approval. As such, ASTI, the City’s environmental consultant, recommends approval. Please refer to the ASTI Environmental letter dated January 14, 2020 regarding the wetland review and delineation.

At its July 21, 2020 meeting, the Planning Commission recommended approval of a Wetland Use Permit and approved a Natural Features Setback Modification (in addition to the Site Plans) 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 Redwood at Rochester Hills PUD, City File No. 18-022, proposed near the southwest corner of Avon and Dequindre.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney  Yes  N/A