



Rochester Hills

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Master

File Number: 2020-0266

File ID: 2020-0266

Type: Permit

Status: To Council

Version: 2

Reference: 18-022

Controlling Body: Planning
Commission

File Created Date : 07/10/2020

File Name: WUP - Redwood at RH

Final Action:

Title label: Request for approval of a Wetland Use Permit for impacts of up to 11,700 s.f. for construction activities associated with development of Redwood at Rochester Hills PUD, 121 ranch style rental units on 29.9 acres located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-13-476-005, Redwood USA, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 08102020 Agenda Summary.pdf, ASTI Ltr 011420.pdf,
Public Hearing Notice.pdf, Resolution (Draft).pdf

Enactment Number:

Contact: PED 656-4660

Hearing Date:

Drafter:

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	07/21/2020	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2020-0266

Title

Request for approval of a Wetland Use Permit for impacts of up to 11,700 s.f. for construction activities associated with development of Redwood at Rochester Hills PUD, 121 ranch style rental units on 29.9 acres located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-13-476-005, Redwood USA, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Wetland Use Permit for impacts of up to 11,700 s.f. for construction activities associated with development of Redwood at Rochester Hills PUD, 121 ranch style rental units on 29.9 acres located near the southwest corner of Avon and Dequindre, zoned R-3 One Family

Residential with an MR Mixed Residential Overlay, Parcel No. 15-13-476-005, Redwood USA, Applicant, based on plans dated received by the Planning and Economic Development on December 30, 2019 with the following findings and conditions.

Findings:

1. Of the 5.25 acres of wetland area on site, the applicant is proposing to impact approximately 11,700 s.f.
2. Because the wetland areas are mostly low quality and will be minimally impacted, the City's Wetland consultant, ASTI, recommends approval.

Conditions:

1. If required, that the applicant receives and applicable EGLE Part 303 Permit prior to issuance of a Land Improvement Permit.
2. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
3. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible and implement practices, prior to final approval by staff.