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Rochester Hills

Legislation Details (With Text)

File #:	2020-0266 **Version:** 2		
Type:	Permit	**Status:**	Passed
File created:	7/10/2020	**In control:**	Planning Commission
On agenda:		**Final action:**	8/10/2020
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		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 08102020 Agenda Summary.pdf, 2. ASTI Ltr 011420.pdf, 3. Public Hearing Notice.pdf, 4. Resolution (Draft).pdf		

Date	Ver.	Action By	Action	Result
8/10/2020	2	City Council Regular Meeting	Adopted by Resolution	Pass
7/21/2020	1	Planning Commission	Recommended for Approval	Pass

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

Resolved, that the Rochester Hills City Council hereby approves a Wetland Use Permit for impacts of up to 11,700 s.f. for construction activies 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.