



Legislation Details (With Text)

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On agenda: **Final action:**

Title: Request for approval of a Steep Slope Permit - for steep slope impacts of approximately 10,722 s.f. and steep slope setback impacts of 46,941 s.f. for Redwood at Rochester Hills PUD, 121 ranch style rental units on 29.96 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. Geotech Report.pdf, 3. Furtaw email.pdf, 4. Steep Slope Encroachment Map.pdf, 5. Public Hearing Notice.pdf, 6. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
7/21/2020	1	Planning Commission	Recommended for Approval	Pass

Request for approval of a Steep Slope Permit - for steep slope impacts of approximately 10,722 s.f. and steep slope setback impacts of 46,941 s.f. for Redwood at Rochester Hills PUD, 121 ranch style rental units on 29.96 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 Steep Slope Permit for impacts of approximately 10,722 s.f. and steep slope setback impacts of 46,991 s.f. for Redwood at Rochester Hills PUD, 121 ranch style rental units on 29.92 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 Department on June 15, 2020 with the following findings.

Findings:

1. The proposed activity and the manner in which it is to be accomplished are in accordance with the findings and purpose set forth in Section 138-9.200.
2. The proposed activity and the manner in which it is to be accomplished can be completed without increasing the possibility of creep or sudden slope failure and will minimize erosion to the maximum extent practicable.
3. The proposed activity and the manner in which it is to be accomplished will not be adversely affect the preservation and protection of existing wetlands, water bodies, watercourses and floodplains.
4. The proposed activity and the manner in which it is to be accomplished will not adversely affect adjacent property.
5. The proposed activity and the manner in which it is to be accomplished can be completed in such a way so as not to adversely affect any threatened or endangered species of flora or fauna.
6. The proposed activity is compatible with the public health and welfare.
7. The proposed regulated activity cannot practicably be relocated on the site or reduced in size so as to eliminate or reduce the disturbance of the steep slope area.

8. The applicant has demonstrated compliance with the requirements of Article 9, Chapter 2, Steep Slopes.