Rochester Hills

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Legislation Text

File #: 2020-0164, **Version:** 2

Request for approval of a Wetland Use Permit - The Groves PUD (aka Rochester University Townhomes) for impacts up to approximately 3,175 s.f. for development activities associated with construction of a 70-unit residential development on 7.9 acres located on the Rochester University campus on Avon, east of Livernois, zoned SP Special Purpose, Parcel No. 15-15-451-008, Pulte Homes of Michigan, Applicant

Resolved, that the Rochester Hills City Council hereby approves a Wetland Use Permit for impacts up to approximately 3,175 s.f. for development activities associated with the construction of The Groves PUD (aka Rochester University Townhomes), a 70-unit residential development on 7.9 acres located on the Rochester University campus on Avon, east of Livernois, zoned SP Special Purpose with a PUD Overlay, Parcel No. 15-15-451-008, Pulte Homes of Michigan, Applicant, based on plans dated received by the Planning and Economic Development Department on June 8, 2020 with the following findings and conditions.

<u>Findings</u>:

1. Of the 5,227 s.f. of wetland area on site, the applicant is proposing to impact approximately 3,175 s.f.

2. Because the wetland areas are mostly low quality and the small, higher quality wetland will be minimally impacted, the City's Wetland consultant, ASTI, recommends approval.

<u>Conditions</u>:

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 see mix where possible and implement best management practices, prior to final approval by staff.