



Legislation Text

File #: 2020-0201, **Version:** 4

Request for Approval of a Wetland Use Permit for impacts to approximately .181 acre related to construction activities for North Row Development, a proposed 20-unit apartment development on 2.4 acres located on Old Orion Ct. west of Rochester, zoned R-1 One Family Residential with an FB-1 Flexible Business Overlay, Kevin Baird, North Row, LLC, Applicant

Resolved, that the Rochester Hills City Council hereby approves a Wetland Use Permit for impacts to approximately .181 acre related to construction activities for North Row Development, a proposed 20-unit apartment development on 2.4 acres located on Old Orion Ct., west of Rochester, zoned R-1 One Family Residential with an FB-1 Flexible Business Overlay, Parcel No. 15-03-476-016, based on plans dated received by the Planning and Economic Development Department on October 22, 2020, Kevin Baird, North Row, LLC, Applicant with the following findings and conditions.

Findings:

1. Of the .35 acre of wetland area on site, the applicant is proposing to impact approximately .181 acre.
2. Because the wetland areas are of low ecological quality and are not a vital natural resource to the City, the City's Wetland consultant, ASTI, recommends approval.
3. Construction of a retaining wall should prevent unintended impacts to the wetlands and preserve the City's aesthetics, per ASTI.

Conditions:

1. That the applicant receives an 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 best management practices, prior to final approval by staff.