



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

**1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org**

Legislative File No: 2006-0052 V6

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Development, ext. 2572

DATE: May 25, 2007

SUBJECT: Acceptance for First Reading – An Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances, which creates Section 138-1082 for the purpose of regulating alteration, construction activity, or any other activity that would alter the natural contour of steep slopes within the City limits (Steep Slope Ordinance).

REQUEST:

To discuss adoption of the proposed Steep Slope Ordinance. As the Council is aware, the City is under a moratorium regarding the processing of plans that show steep slopes, which is scheduled to expire on July 10, 2007.

BACKGROUND:

The final draft of the Steep Slope Ordinance has been prepared by McKenna Associates, Inc., and incorporates comments provided from many evaluations. Attached is a letter from Jim Breuckman of McKenna, which summarizes the objectives and functionality of the Ordinance. The draft represents a series of reviews and constructive comments provided by Planning Commissioners, the City's legal team, the City's Engineering consultant, the Engineering, Planning and Building Staff and Dan Keifer of the Clinton River Watershed Council. There were many minor changes, but one adjustment of note was that the starting slope of 15% was changed to 20%. The reason was because the City's engineering standards permit detention basin sidewalls to be constructed with a 1:6 ration or a 16.67% slope.

After the required Public Hearing at the May 15, 2007 meeting, the Planning Commission unanimously recommended that City Council approve the new Steep Slope Ordinance, Section 138-1082 of Chapter 138 of the Code of Ordinances. The Minutes from that meeting are attached.

RECOMMENDATION:

That City Council accepts for first reading adoption of Section 138-1082, the Steep Slope Ordinance, to regulate alteration, construction activity, or any other activity that would alter the natural contour of steep slopes within the City limits.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		

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