



Rochester Hills Master Report

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File Number: 2004-0045

File Number: 2004-0045	File Type: Permit	Status: To Council
Version: 1	Reference: 02-026	Controlling Body: City Council
Requester: Planning/Development	Cost:	Introduced: 01/29/2004
File Name: Executive Place Office		Final Action:

Title: Permit -Wetland Use Permit requested for Executive Place Office Building, City File No. 02-026, a proposed 40,000 square foot office building on approximately 3.5 acres, zoned O-1, Office Business, and located on the northeast corner of John R and South Boulevard.

Notes: Executive Place L.L.C.
42500 Hayes Rd., Suite 100
Clinton Twp., MI 48038
586-263-4030
586-263-3135 fax
15-36-352-018 & -019
3.5 acres
40,453 sq. ft.

Code Sections:	Agenda Date: 03/03/2004
Indexes:	Agenda Number:
Sponsors:	Enactment Date:
Attachments: Report Staff 20040130.pdf, Minutes pc 020304.pdf, Map aerial a.pdf, Reductions Exec Place.pdf	Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/03/2004	Recommended for Approval Aye: Hill, Hooper, Rosen, Ruggiero, Boswell, Kaiser, Brnabic, Myers and Kaltsounis	City Council			Pass

Text of Legislative File 2004-0045

..Title

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..Body

Resolved, that the Rochester Hills City Council hereby grants a Wetlands Use Permit for the Executive Place Office, City File 02-026, an approximately 40,000 square foot office building located on the northeast corner of John R and South Boulevard, zoned O-1, Office Business district, known as Parcel Nos. 15-36-352-018 & -019, based on plans dated received by the Planning Department on December 15, 2003, with the following findings and subject to the following conditions.

Findings:

1. The impacted wetlands are of a low quality (road ditch along South Boulevard).
2. The proposed plans minimize the impact to regulated wetlands.
3. The wetlands are impacted only for the proposed drive crossing on South Boulevard.
4. No mitigation is requested for the proposed impact.

Conditions:

1. Reduce the enclosure of the regulated drain from 435 feet to 255 feet on revised plans, to be reviewed and approved by the City Staff prior to final approval, to minimize adverse impacts.
2. Obtain all applicable MDEQ wetland permits prior to issuance of a Land Improvement Permit.