

CITY OF ROCHESTER HILLS

Planning and
Development

Ed Anzek, Director, ext 2572

DATE: September 27, 2006

TO: Mayor Bryan Barnett

RE: Steep Slope Ordinance



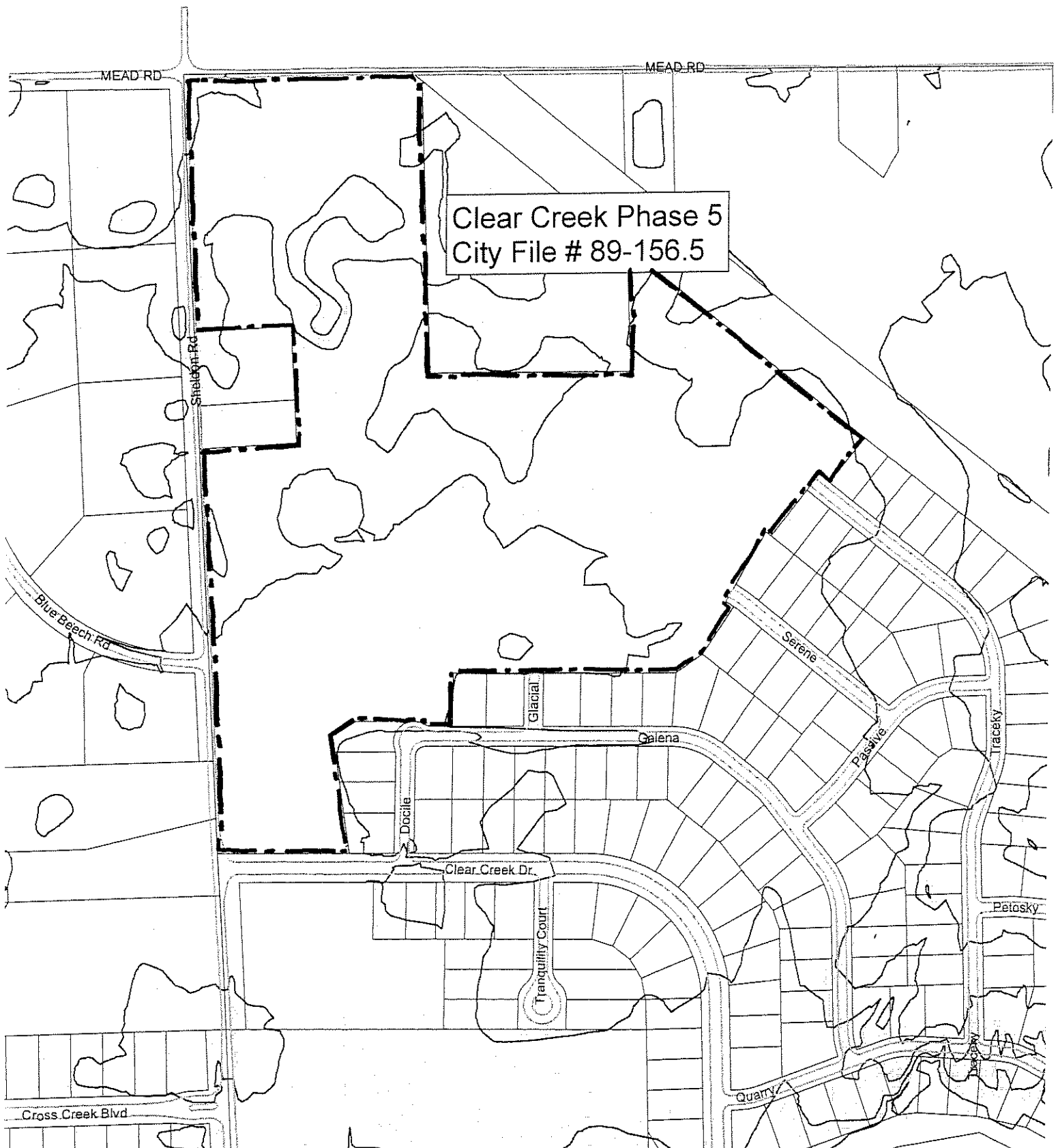
In response to your inquiry as to what properties might be affected by the Steep Slope Ordinance that are currently under Technical Compliance Review I will offer the following.

To demonstrate site conditions, I have included several maps from the City's GIS files showing the potentially affected properties along with topography. The darker line represents a 10-foot contour. Two-foot contours are shown in a very light grey. Steep slopes are indicated when the ten-foot contours appear closer together.

- On July 25, 2006, the Elro Corporation filed plans for the Tentative Preliminary Plat for "Clear Creek Number 5" (City File Number 89-156.5). This is the 5th phase and the site does have what appear to be some elevation changes that may be regulated by the Steep Slope Ordinance as it is drafted. This development is on the southeast portion of Mead and Sheldon Roads. Phase 5 contains 58 lots of the total 322 lots of Clear Creek.
- Another proposed project under review is known as "The Villas" (City File Number 90-249). This project has been active and inactive since 1990. It has been reactivated recently and this site has several areas that the Steep Slope Ordinance will most probably affect. The project proposes 54 attached units and 4 single-family units and is off Harding Road.
- The third site is the project known as Hidden Ridge. This 6 unit residential PUD, west of Rochester Road on Childress has received approval but to date no Land Improvement Permit has been issued. The applicant has been processing the numerous conditions imposed by the Planning Commission and City Council. It was this development that demonstrated the need for some form of regulatory controls and standards thus setting in motion the Natural Features Inventory (NFI) as part of the Master Land Use Plan update. It is that analysis contained within the NFI that identifies those areas of the City with steep slopes.

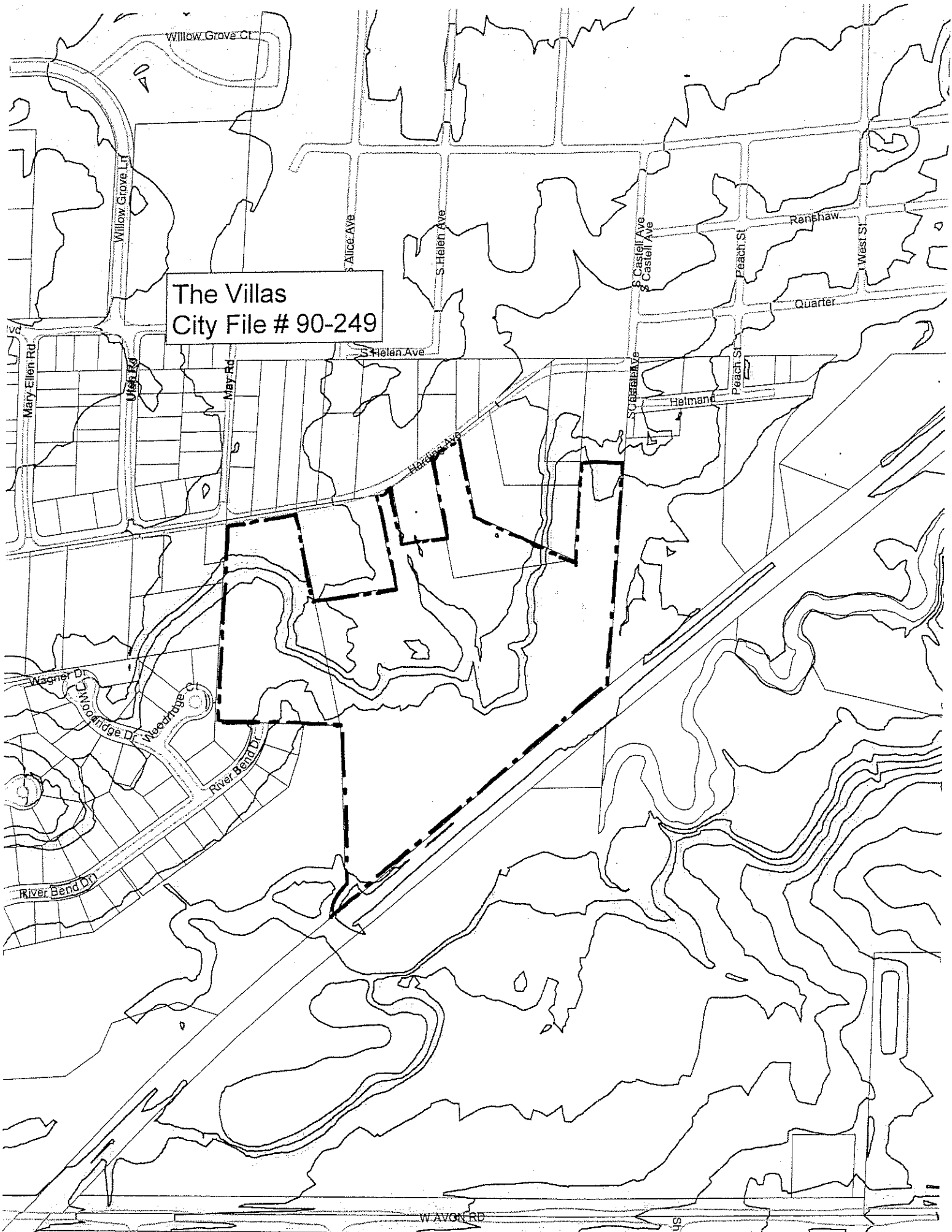
There are numerous areas with steep slopes that have had inquiries regarding the possible development but no formal filings have been made as of this date.

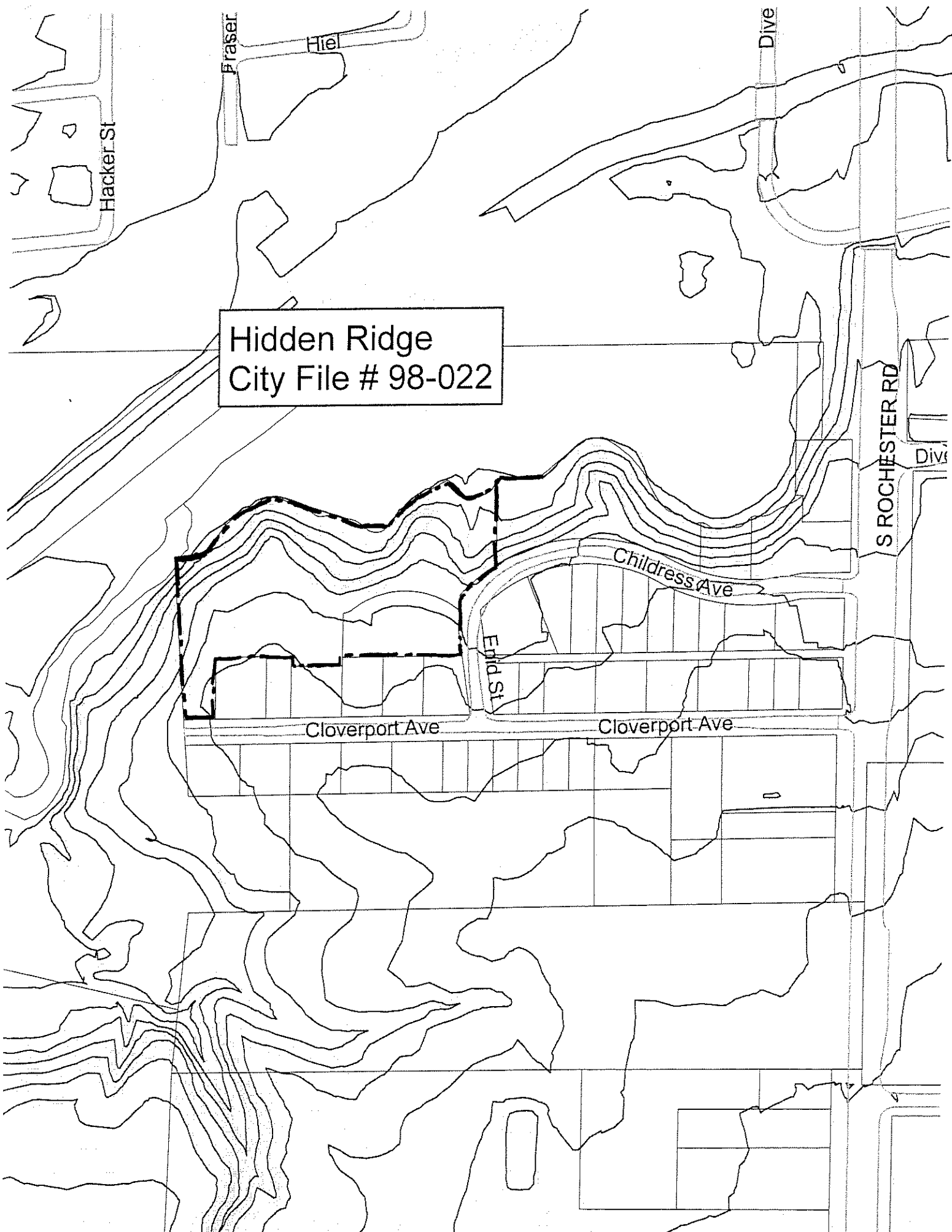
Attachments: Map of Clear Creek #5
Map of The Villas
Map of Hidden Ridge



Clear Creek Phase 5
City File # 89-156.5

The Villas
City File # 90-249





Hidden Ridge
City File # 98-022

Hacker St

Fraser

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S ROCHESTER RD

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Childress Ave

Epid St

Cloverport Ave

Cloverport Ave