



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

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Legislative File No: 2007-0774 V2

TO: Mayor and City Council Members

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

DATE: June 1, 2008

SUBJECT: Request for Approval of the Tentative Preliminary Plat for Clear Creek Subdivision No. 5 (City File No. 89-156.5) - phase 5 of the Clear Creek Subdivision in Section 2

REQUEST:

The request is for approval of the Tentative Preliminary Plat, along with the Open Space Plan and a Wetland Use Permit, for Clear Creek Subdivision No. 5, a single-family subdivision located north of Tienken and east of Sheldon Roads (See also File Nos. 2007-0778 and 2007-0777).

BACKGROUND:

The last action by City Council for this subdivision was approval of the Final Plat for Clear Creek Subdivision No. 4 on May 4, 2005. Clear Creek Subdivision No. 5 consists of the final 58 lots on 56 acres, and is the fifth phase of this development. The entire subdivision consists of 322 lots on approximately 221 acres, which is zoned R-1, One-Family Residential. The master plan for the area is single-family residential. The subdivision will be accessed from Mead and Sheldon Roads, and internal stub streets of phases 3 and 4 will be connected to the new subdivision.

The subject site contains approximately 15.3 acres of wetland regulated by the DEQ and the City of Rochester Hills. Several areas of wetland and natural features impacts will occur from construction of the site and installation of roads and pathways, which requires a Permit from the City and an MDEQ 303 Permit from the State.

At the April 1, 2008 Planning Commission meeting, the Commission recommended approval of a Wetland Use Permit, and approved Natural Features Setback Modifications for related activities, for Clear Creek No. 5. They also recommended approval of the Open Space Plan and Tentative Preliminary Plat, and approved a Tree Removal Permit and Cul-de-Sac Length Waiver. The applicant proposes to save 54% of the trees, and the Waiver was granted to allow the extension and cul-de-sac of Serene Ct. to 780 feet to avoid the wetlands (any length over 600 feet requires a Waiver). The Minutes from the April 1, 2008 Planning Commission meeting regarding the project are attached.

Should Council approve the Tentative Preliminary Plat, Open Space Plan and Wetland Use Permit, the applicant can begin preparing the detailed engineering Plans and start to secure all outside agency approvals. This does not have to be done until after the next cycle of technical compliance regarding the Final Preliminary Plat, but many developers do so concurrently. Any changes from the Tentative

Preliminary Plat must be documented and presented to the Planning Commission and City Council during the Final Preliminary Approval process. Once these approvals are granted, the applicant must bond for and construct all infrastructure systems to the City’s approval. Upon completion of the construction plans or satisfactory bonding for the infrastructure (streets, water, sewers, sidewalks, drainage systems, mitigation areas, etc.) the applicant can file the appropriate documents for Final Plat review and approval by Staff and City Council.

RECOMMENDATION:

Staff recommends that City Council approve the Tentative Preliminary Plat Clear Creek Subdivision No. 5, located north of Tienken and east of Sheldon, consisting of 58 lots, based on plans dated received by the Planning and Development Department on February 25, 2008.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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