



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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Legislative File No: 2015-0525 V3

**TO:** Mayor and City Council Members  
**FROM:** Ed Anzek, Director of Planning and Development, ext. 2572  
**DATE:** May 27, 2016  
**SUBJECT:** Request for Approval of a Revised Wetland Use Permit – City File No. 15-014 – Woodland Park Site Condominiums, Pulte Land Company, Inc., Applicant

**REQUEST:**

Approval of a revised wetland use permit for activities associated with the construction of several units, a portion of the roads and associated utilities, two culverts and a portion of the storm sewer for a 48-unit, single-family residential development on approximately 24 acres located south of Hamlin and west of Livernois. The additional square footage being requested was discovered during final plan review of the utility placement. There are approximately 1.2 acres of wetlands on site, considered of lower quality, and the additional impacts would be minimal, totaling approximately 509 square feet (previously approved for 14,133 square feet). Please refer to the ASTI Environmental letter of May 11, 2016 regarding the wetland review and delineation.

**BACKGROUND:**

At its May 17, 2016 meeting, the Planning Commission recommended approval of a revised wetland use permit and final site condominium plans and granted a revised tree removal permit and revised natural features setback modifications with conditions to be addressed prior to final approval. ASTI reviewed the natural features and wetland impacts to insure that they are the minimum required to accomplish the proposed development of the site. .

**RECOMMENDATION:**

Staff, the City’s Wetland Consultant (ASTI), and the Planning Commission recommend approval of a revised wetland use permit for Woodland Park Site Condominiums, City File No. 15-014, a proposed 48-unit development located south of Hamlin and west of Livernois based on plans dated received by the Planning and Development Department May 3, 2016.

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