



Rochester Hills

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2023-0058

File ID: 2023-0058

Type: Project

Status: To Council

Version: 3

Reference: 2023-0058

Controlling Body: City Council
Regular Meeting

File Created Date : 02/02/2023

File Name: South Oaks condos wetland use permit

Final Action:

Title label: Request for Approval of a Wetland Use Permit to impact approximately 12,200 square feet of wetlands and modify the required natural features setback for South Oaks Condominium Development, a proposed 9-unit detached single family condominium development on approximately 4.8 acres located on the north side of South Blvd., between Coolidge and Crooks, Parcel No. 15-32-376-078, zoned R-4 One Family Residential, Bruce Michael, South Oaks, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 052223 Agenda Summary.pdf, Public Comment for City Council.pdf, Site Plan.pdf, Plans Pt 1.pdf, Plans Pt 2.pdf, Plans Pt 3.pdf, Revised Wetland Plan.pdf, Staff Report 050223.pdf, Staff Report 022123.pdf, ASTI letter 041123.pdf, ASTI letter 032423.pdf, ASTI Letter 011223.pdf, Minutes PC 022123.pdf, Public Comment 050223.pdf, Public Comment 022123.pdf, Public Hearing Notice 050223.pdf, Public Hearing Notice 022123.pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/21/2023	Postponed				Pass
2	Planning Commission	05/02/2023	Recommended for Approval	City Council Regular Meeting			Pass
3	Planning Commission	05/02/2023	Granted				Pass

Text of Legislative File 2023-0058

title

Request for Approval of a Wetland Use Permit to impact approximately 12,200 square feet

of wetlands and modify the required natural features setback for South Oaks Condominium Development, a proposed 9-unit detached single family condominium development on approximately 4.8 acres located on the north side of South Blvd., between Coolidge and Crooks, Parcel No. 15-32-376-078, zoned R-4 One Family Residential, Bruce Michael, South Oaks, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby grants a natural features setback modification for South Oaks Site Condominiums, for 883 linear feet of permanent impacts to three different natural features identified on the site plans to construct the proposed private road, to provide the building area for single family residential units, and associated development infrastructure, based on plans dated received by the Planning Department on March 16, 2023 and supplemented with an updated sheet 6 dated April 7, 2023 and updated landscape plans received April 10, 2023, with the following findings and conditions:

Findings

1. The impact to the Natural Features Setback area is necessary for construction activities related to the proposed development.
2. The proposed construction activity qualifies for an exception to the Natural Features Setback per the ASTI Environmental letter dated April 11, 2023, which also states that the areas are generally of low ecological quality and function and offer little buffer quality.

Conditions

1. Work to be conducted using best management practices to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted.
2. Site must be graded with onsite soils and seeded with City approved seed mix.