



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2014-0440 V2

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Development, ext. 2572
DATE: October 31, 2014
SUBJECT: Request for Approval of a Wetland Use Permit – City File No. 98-025 – Andover Woods Condominiums

REQUEST:

Approval of a Wetland Use Permit for activities associated with the construction of several units and a portion of the roadway and its utilities for a 26-unit attached condominium development on approximately 9.37 acres. This represents the eastern portion of a 42-unit total development on 26 acres proposed for the east and west sides of Rochdale, north of Walton. The wetland impacts to the eastern parcel total approximately .24 acre, and the development has been designed to avoid the wetlands on the western parcel completely. Please refer to the ASTI Environmental letter of October 3, 2014 regarding the wetland delineation.

BACKGROUND:

At its October 21, 2014 meeting, the Planning Commission recommended approval of a Wetland Use Permit and approved the Site Plan, Tree Removal Permit and Natural Features Setback Modifications with several conditions to be addressed prior to Final Approval by Staff. A Part 303 Permit from the MDEQ will be required, and mitigation is the DEQ's purview. ASTI reviewed the natural features and wetland impacts to insure that they are the minimum required to accomplish the proposed development of the site, and ASTI feels that the impacted wetlands are of low to moderate quality and are not vital natural resources to the City.

RECOMMENDATION:

The Planning Commission, Staff, and the City's Wetland Consultant (ASTI) recommend approval of a Wetland Use Permit for Andover Woods Condominiums, City File No. 98-025, for Parcel No. 15-09-476-035 located on the east side of Rochdale, north of Walton Blvd., based on plans dated received by the Planning and Development Department October 1, 2014.

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