



Planning and Economic Development
Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP
Date: 2/20/2018
Re: **Crestwyk Estates PUD (City File #17-013)**
PUD Final Plan - Planning Review #1

The applicant is proposing a 16-unit owner occupied attached and detached (8 detached ranch and 4 duplex-style units) condominium Planned Unit Development (PUD) on a 4.44-acre site located on the east side of John R, between School and Hamlin Roads. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. **The comments in the engineering review letter dated February 13, 2018 must be addressed and incorporated into a revised site plan submittal for additional review prior to this item being forwarded to the Planning Commission for consideration.**

1. **Background.** This project has received Preliminary PUD and Conceptual Plan approval from City Council on December 11, 2017 following a recommendation from the Planning Commission at their November 21, 2017 meeting with the following findings and conditions, applicable comments from staff are italicized.

Findings:

- a) The proposed PUD Concept Plan meets the criteria for use of the PUD option.
- b) The proposed PUD Concept Plan meets the submittal requirements for a PUD concept plan.
- c) The proposed development should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
- d) The proposed development is not expected to have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
- e) The proposed development is consistent with the Master Land Use Plan to provide an alternate housing option.

Conditions:

- a) Approval shall only confer the right of the applicant to submit detailed site plans consistent with the layout and at a density not exceeding that shown on the PUD Concept plan. *In compliance, the final plan is consistent with the approved concept plan.*
- b) The site plans, including but not limited to landscaping, engineering, tree removal and wetland use/buffer modification plans will meet all applicable City ordinances and requirements while remaining consistent with the PUD Concept layout plan. ***Additional information and changes are needed per the engineering review letter dated February 13, 2018.***
- c) The architectural quality of building plans submitted with the site plans and PUD Agreement in step 2 of the PUD process will be equal to or better than that approved with the PUD Concept plan. *The provided elevations are generally the same as those shown as part of the PUD Concept plan approval/submittal. The duplex style units have been revised to include one front façade entry and one side entry, as opposed to two front entries. Staff had no concerns with this minor modification.*
- d) Recommendation by the Planning Commission and approval by City Council of a Wetland Use Permit and submittal of an MDEQ Wetland Permit at Final PUD review, with the plans to address comments from ASTI's letter dated October 18, 2017. *MDEQ Wetland Permit submitted as part of Final PUD submittal. No outstanding comments to address from October 18, 2017 ASTI memo.*
- e) Provide Master Deed with Exhibit B to the Department of Public Services/Engineering for review and approval prior to the Engineering Department issuing Preliminary Acceptance of any site improvements.
- f) Recommendation by the Planning Commission and approval by City Council of a PUD Agreement, as approved by the City Attorney, at Final PUD review. *Submitted as part of Final PUD submittal, City staff and attorney recommend approval.*

- g) Payment of \$200 per unit (\$3,200) into the City's Tree Fund, prior to issuance of a Land Improvement Permit.
- h) Provide landscape and irrigation cost estimate with Final Site Plan submittal.
- i) Address comments from applicable City Staff memos, prior to Final PUD submittal.
- j) Engineering is requested to review the traffic patterns for possible conflict with the offset related to Crestwyk Lane to Arcadian Drive and how they line up, prior to Final PUD review. *Engineering has confirmed there are no concerns with the proposed traffic turning movements related to Crestwyk Lane and Arcadian Drive.*

2. **PUD Requirements** (Section 138-7.100-108). The PUD option is intended to permit flexibility in development that is substantially in accordance with the goals and objectives of the City's Master Land Use Plan at the discretion of the City Council. The PUD development shall be laid out so that the various land uses and building bulk will relate to each other and to adjoining existing and planned uses in such a way that they will be compatible, with no material adverse impact of one use on another. The PUD option seeks to:
- Encourage innovation to provide variety in design layout
 - Achieve economy and efficiency in the use of land, natural resources, energy and the provision of public services and utilities
 - Encourage the creation of useful open spaces
 - Provide appropriate housing, employment, service and shopping opportunities

The PUD option can permit:

- Nonresidential uses of residentially zoned areas
- Residential uses of nonresidential zoned areas
- Densities or lot sizes that are different from the applicable district(s)
- The mixing of land uses that would otherwise not be permitted; provided that other objectives are met and the resulting development will promote the public health, safety and welfare

Review Process

The PUD review process consists of a two step process as follows:

- a. **Step One: Concept Plan.** The PUD concept plan is intended to show the location of site improvements, buildings, utilities, and landscaping with a level of detail sufficient to convey the overall layout and impact of the development. The PUD concept plan is not intended to demonstrate compliance with all ordinance requirements, but rather is intended to establish the overall layout of the development, including the maximum number of units which may be developed. This step requires a Planning Commission public hearing and recommendation to City Council followed by review by the City Council.
 - b. **Step Two: Site Plan/PUD Agreement.** The second step in the process is to develop full site plans based on the approved PUD concept plan and to submit the PUD Agreement. At this time, the plans are reviewed for compliance with all City ordinance requirements, the same as any site plan. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.
3. **Zoning and Land Use** (Section 138-4.300 and 138.7.103). The site is zoned R-4 One Family Residential District, however the applicant is proposing to develop the site with a PUD option. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Site	R-4 One Family Residential	Single family home	Residential 4
North	R-4 One Family Residential	Single family homes	Residential 4
South	R-4 One Family Residential	Single family homes	Residential 4
East	R-4 One Family Residential	Single family homes	Residential 4
West	R-3 One Family Residential	Single family homes	Residential 4

4. **Site Layout** (Section 138-5.100-101 and Section 138-7.104). Refer to the table below as it relates to the area, setback, and building requirements for this project.

Requirement	Proposed	Staff Comments
Max. Density R-4 = 4.54 units per acre = 20 units	3.6 units per acre = 16 units	In compliance
Min. Lot Area 9,600 sq. ft.	N/A - Individual lots are not proposed	
Min. Lot Width 80 ft.	N/A - Individual lots are not proposed	
Min. Front Setback 25 ft.	24 ft.	In compliance, modification approved as part of PUD concept plan
Min. Side Setback (each/total) 10/20 ft.	20 ft. between unattached units	In compliance
Min. Rear Setback 35 ft.	30 ft.	In compliance, modification approved as part of PUD concept plan
Max. Height 2.5 stories/30 ft.	Approx. 28 ft.	In compliance

5. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments and the City's Wetland Consultant that pertain to natural features protection.
 - a. **Environmental Impact Statement (EIS)** (*Section 138-2.204.G*) An EIS has been submitted for the project.
 - b. **Tree Removal** (*Section 126 Natural Resources, Article III Tree Conservation*). The site is not subject to the City's tree conservation ordinance, however as part of the PUD development option, natural feature preservation is encouraged. A tree preservation list has been included on the landscape plan showing the removal of 234 trees on site and total of 57 saved trees. Any attempt to preserve healthy trees should be made.
 - c. **Wetlands** (*Section 126 Natural Resources, Article IV Wetland and Watercourse Protection*). The site contains two wetland areas, of which one is high quality, and a watercourse which is an unnamed tributary to the Honeywell Ditch, all of which are regulated. The plan was reviewed by the City's environmental consultant, ASTI. The proposal indicates impacts to the entirety of Wetland B (a low quality wetland) and portions of Wetland A (a higher quality wetland). These impacts require a Wetland Use Permit from the City and DEQ. Impacts to Wetland A have been minimized and the proposed site improvements will not impede the flow of water on the site to other parts of the wetland system. See the ASTI review letter dated October 18, 2017 for additional information.
 - d. **Natural Features Setback** (*Section 138-9 Chapter 1*). A Natural Features Setback Modification is required for approximately 961 feet of impacts around Wetland B and approximately 591 feet of impacts around Wetland A. See the ASTI review letter dated October 18, 2017 for additional information. The setback area around Wetland A is forested and of a high floristic quality and efforts have been made to minimize impacts in this area.
 - e. **Steep Slopes** (*Section 138-9 Chapter 2*). The site does not contain any regulated steep slopes.

6. **Landscaping** (*Section 138-12.100-308*). Refer to the table below as it relates to the landscape requirements for this project. This information is provided to aid the applicant in preparation of step two site plan submittal.

Requirement	Proposed	Staff Comments
Street Trees Min. 1 deciduous per lot = 17 deciduous	0 deciduous	The city shall plant street trees in the ROW after construction of the project is complete, the applicant shall pay \$200 per lot to account for this planting
Right-of-Way (John R: 267 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 8 deciduous + 4 ornamental	6 deciduous 4 ornamental 11 evergreen 17 shrubs	Exceeds ordinance requirements
Right-of-Way (Gravel Ridge: 267 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 8 deciduous + 4 ornamental	8 deciduous 2 ornamental 10 evergreen 24 shrubs	
Stormwater (400 l.f.)	8 deciduous 0 evergreen	

Requirement	Proposed	Staff Comments
6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 6 deciduous + 4 evergreen + 16 shrubs	16 shrubs	

- a. A separate sheet showing existing vegetation that is proposed to remain and tree preservation fencing should be included.
 - b. A unit cost estimate and total landscaping cost summary for landscape bond purposes must be indicated on the final site plan.

7. **Architectural Design** (*Architectural Design Standards*). Proposed building elevations have been submitted for the detached unit and the duplex units. While elevations include front entry garages, the applicant has made efforts to emphasize the pedestrian entrance and generally enhance the façade. This includes use of high-quality materials and the inclusion of architectural features, such as decorative dormers. **The applicant must confirm that elevations for the detached units (which have not been submitted with this plan set) will closely match those of the duplex units.** Individual homes will be reviewed under a separate permit issued by the Building Department.
8. **Entranceway Landscaping and Signs.** (*Section 138-12.306 and Chapter 134*). Entryway landscaping and signage is indicated southeast of Crestwyk and John R. A note has been included on the plans stating all signs must meet the requirements of *Section 138-12.306 and Chapter 134* of the City Code of Ordinances and be approved under separate permits issued by the Building Department.
9. **PUD Agreement.** Staff and the City attorney have reviewed the draft PUD Agreement and satisfied with the form of PUD Agreement as submitted.



BUILDING DEPARTMENT
Scott Cope

From: Craig McEwen, Building Inspector/Plan Reviewer *CDN*
To: Kristen Kapelanski, Planning Department
Date: February 5, 2018
Re: Crestwyk Estates PUB - Review #1
John R
Sidwell: 15-24-301-077,-078, -079, -080
City File: 17-013

The Building Department has reviewed the site plan approval documents received January 30, 2018 for the above referenced project. Our review was based on the Zoning Ordinance, the 2015 Michigan Residential Code, unless otherwise noted. Approval recommended base on the following being addressed on the next submittal or on the building permit documents:

1. Provide individual residence plot plans for code compliant site drainage at the time of individual building permit applications.
 - a. Lots shall be graded to fall away from foundation walls a minimum of 6 inches within the first 10 feet.
Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building. Refer to Section R-401.3
 - b. Driveway slopes shall meet the following requirements:
 - i. Approach and driveway: 2% minimum – 10% maximum.
 - ii. Side-entry garage: 2% minimum, 4% maximum.
 - iii. Sidewalk cross-slope (including portion in the driveway approach): 1% minimum, 2% maximum is allowed but a design slope of 1.5% will allow for construction inaccuracies.
2. Show detectible warnings at sidewalk and pathway ramps located in the road right-of-ways.
 - a. Please provide details of sidewalk ramps that comply with the Americans with Disability Act (ADA). Please refer to the Americans with Disabilities Act of 1990 for requirement details.
 - b. The City of Rochester Hills does not enforce the ADA requirements, conformance to these requirements is the responsibility of the design team and the owner.

Should the applicant have any questions or require addition information they can call the Building Department at 248-656-4615.



PARKS & NATURAL RESOURCES DEPARTMENT
Ken Elwert, CPRE, Director

To: Kristen Kapelanski
From: Gerry Pink
Date: February 14, 2018
Re: Crestwyk Estates PUD
Review #1
File #17-013

No comments at this time.

GP/cf

cc Sandi DiSipio, Planning Assistant
Maureen Gentry, Planning Assistant



FIRE DEPARTMENT
Sean Canto
Chief of Fire and Emergency Services

From: William A. Cooke, Assistant Chief / Fire Marshal
To: Planning Department
Date: February 16, 2018
Re: Crestwyk Estates PUD

SITE PLAN REVIEW

FILE NO: 17-013

REVIEW NO: 1

APPROVED X

DISAPPROVED _____

William A. Cooke
Assistant Chief / Fire Marshal



DPS/Engineering
Allan E. Schneck, P.E., Director

JAB

From: Jason Boughton, AC, Engineering Utilities Coordinator
To: Kristen Kapelanski, AICP, Planning Manager
Date: February 27, 2018
Re: Crestwyk Estates PUD, City File #17-013, Section 24
Final PUD Review #2

Engineering Services has reviewed the site plan received by the Department of Public Services on February 27, 2018, for the above referenced project. Engineering Services **does** recommend site plan approval with no additional comments needing to be addressed.

The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

JB\bd

c: Allan E. Schneck, P.E., Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Nick Costanzo, Engineering Aide; DPS
File

Paul Davis, P.E. City Engineer/Deputy Director; DPS
Paul Shumejko, P.E., PTOE, Transportation Engineering Mgr.; DPS
Keith Depp, Project Engineer; DPS



DPS/Engineering
Allan E. Schneck, P.E., Director

From: Michael Taunt, Survey Technician *MT*
To: Kristen Kapelanski, AICP Planning & Development Manager
Date: February 9, 2018
Re: Crestwyk Estates, City File #17-013, Section 24
Site Plan Review, Legal #2

RE: Site Plan Review for Plans Received January 30, 2018

A new legal description should be prepared to reflect the ROW on John R Road & Gravel Ridge Drive that will be deeded to the City.

In due course, ROW deeds, agreements, easements and exhibits in recordable form for water, sewer, storm maintenance, private road, and public ROWs will be required.

Please identify datum and source of benchmark elevations.

MLT/bd

c:: Allan E. Schneck, P.E., Director; DPS
Paul Davis, P.E., City Engineer/Deputy Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS
Nick Costanzo, Engineering Aide; DPS
File

Paul Shumejko, P.E., PTOE, Transportation Engineering Mgr.; DPS
Sandi DiSipio; Planning & Development Dept.
Jason Boughton, AC, Engineering Utilities Coordinator; DPS
Keith Depp; Staff Engineer; DPS



Maureen Gentry <gentrym@rochesterhills.org>

Crestwyck Estates PUD Wetland Review #4

1 message

Kyle Hottinger <khottinger@asti-env.com>

Mon, Feb 5, 2018 at 9:08 AM

To: Kristen Kapelanski <kapelanskik@rochesterhills.org>

Cc: Sara Roediger <roedigers@rochesterhills.org>, Maureen Gentry <gentrym@rochesterhills.org>, Dianne Martin <dmartin@asti-env.com>

Hi, Kristen.

This e-mail serves as ASTI's Wetland Review #4 for the Crestwyck Estates PUD project (City File 17-013).

ASTI reviewed the plans received by the City on January 30, 2018 (Current Plans). The Current Plans have not changed in regard to the criteria for ASTI's review capacity and as detailed in ASTI's Wetland Review #3 for this project dated October 18, 2017 (see attached). Therefore, ASTI has no further comments.

ASTI still recommends the City approve the Current Plans.

Please contact me with any questions.

Thank you!

Kyle Hottinger
Wetland Ecologist



Click here to receive ASTI's technical e-updates.

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Please consider the environment before printing this email.

 17-013 Crestwyck Estates PUD Wet Rev #3.pdf
66K

Mailing Address:
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Brighton, MI 48116-2160800 395-ASTI
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www.asti-env.com

October 18, 2017

Ms. Kristen Kapelanski
Planning Manager
Department of Planning &
Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

**Subject: File No. 17-013 - Crestwyck Estates PUD;
Wetland Use Permit Review #3;
Plans received by the City of Rochester Hills on
October 10, 2017**

Applicant: M2J1, LLC

Dear Ms. Kapelanski:

The above referenced project proposes to construct twelve residential buildings on four parcels comprising 4.64 acres as a Planned Unit Development (PUD). The site is located along the east side of John R Road, west of Gravel Ridge Drive, north of Hamlin Road, and south of School Road. The site includes two wetland areas and a watercourse regulated by the City of Rochester Hills and likely the Michigan Department of Environmental Quality (DEQ).

ASTI has reviewed the site plans received by the City on October 10, 2017 (Current Plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance and offers the following comments for your consideration. Please note that ASTI has not reviewed a draft PUD agreement between the applicant and the City prior to publication of this wetland review.

COMMENTS

1. **Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing and the proposed activity has not been previously authorized.

Wetland and Watercourse Determinations (§126-531). This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.

- a. This review has been undertaken in the context of a Wetland and Watercourse

Boundary Determination previously completed by the applicant's wetland consultant. The applicant's wetland consultant (Atwell, LLC) and the date of the wetland delineation (January 30, 2017) are now shown on Sheet C-02 of the Current Plans, which is to ASTI's satisfaction. ASTI inspected the on-site wetland delineation flagging on May 1, 2017. The Current Plans indicate that two wetland areas (Wetland A and Wetland B) are present on-site.

Based on ASTI's inspection of the original wetland flagging on-site, ASTI agreed with the wetland delineation for Wetland B and its representation on previous plans; ASTI remains in agreement with the depiction of Wetland B on the Current Plans. However, ASTI observed two additional wetland areas associated with Wetland A and added flagging accordingly. One additional area was in the northwest portion of Wetland A and the other area of additional wetland was found in the southeast portion. Furthermore, ASTI observed a watercourse generally flowing north to south through Wetland A, which was not shown on previous plans. This watercourse is an unnamed tributary to the Honeywell Ditch located to the south and exhibited a defined channel bed and banks and was flowing on the day of the site inspection. Review of current and historical aerial photography indicates this watercourse has persisted since at least the early 1970s. The applicant has made corrections identified in ASTI's field inspection and associated Wetland Use Permit Review Letter #1, and the Current Plans now show all wetland and watercourse boundaries to ASTI's satisfaction.

Wetland A is regulated by the City and likely the DEQ because it is directly connected to the unnamed tributary of the Honeywell Ditch that flows through it; the unnamed tributary to the Honeywell Drain meets the definition of a stream under Part 301. Wetland B is regulated by the City and likely the DEQ because it is within 500 feet of the unnamed tributary to the Honeywell Ditch flowing through Wetland A. Additionally, both Wetland A and B are regulated by the City and likely the DEQ because both are within 500 feet of the Honeywell Ditch to the south, which also meets the definition of a stream under Part 301.

The applicant should be advised that wetland delineations are only considered valid by the DEQ and the City for a period of three years. Please note the DEQ has final authority on the extent and jurisdiction of all State-regulated wetland, lakes, and streams in Michigan.

b. City Wetland Quality Assessments

Wetland A

Wetland A is young to moderately-aged forested wetland generally located along the unnamed tributary of the Honeywell Ditch in the east central portion of the site.

Dominant vegetation observed within Wetland A included the native species of silver maple (*Acer saccharinum*), American elm (*Ulmus americana*), green ash (*Fraxinus*

pennsylvanica), and cottonwood (*Populus deltoides*). Tree cover was robust and individuals ranged in size of approximately 3 inches diameter to 25 inches in diameter. Woody understory vegetation included gray dogwood (*Cornus racemosa*), green ash saplings, silver maple saplings, and cottonwood saplings. The invasive species of glossy buckthorn (*Frangula alnus*) was also observed in sparse amounts in the understory. Herbaceous cover was sparse at the time of inspection and included skunk cabbage (*Symplocarpus foetidus*), buttercup (*Ranunculus hispidus*), and sensitive fern (*Onoclea sensibilis*). The unnamed tributary to the Honeywell Ditch exhibited very sparse to no vegetation within its channel and was flowing on the day of the site inspection. The bed of this watercourse was generally sandy with intermittent amounts of gravel and coarse sands. No obvious signs of detrimental contaminants were observed within Wetland A or its associated watercourse. Overall, vegetation within Wetland A was dominated by native species with sparse invasive species cover throughout this complex. The observed tree, shrub, and herbaceous layers within Wetland A, along with the unnamed tributary of the Honeywell Ditch, have the potential to provide a locally diverse wildlife habitat. This wetland and watercourse extends off-site to the north onto the adjoining property and was observed to be actively detaining and draining water on the day of the site inspection. Soils were sandy and appeared to be native. Wetland A appears to be a natural and generally undisturbed feature. Based on these factors, it is ASTI's opinion that Wetland A and its associated watercourse are of high quality and function and should be considered a valuable natural resource to the City.

Wetland B

Wetland B is a scrub/shrub to emergent wetland located in the west central portion of the site. Dominant vegetation observed within this wetland included Phragmites (*Phragmites australis*), box elder saplings (*Acer negundo*), cottonwood saplings, green ash saplings, and glossy buckthorn. Wetland B is partially within an overhead power utility easement and may undergo periodic disturbances from vegetation control maintenance. Wetland B is small (0.18 acres in size) and isolated. Invasive vegetation, specifically Phragmites and glossy buckthorn, comprise approximately 50% of the total vegetation. Although some standing water was observed in scattered areas within Wetland B, no significant flood reducing or water quality improvement properties were observed or presumed active. Due to the abundance of invasive vegetation within Wetland B and because it is small and isolated, it has little potential to offer any significant wildlife habitat. Based on these factors, it is ASTI's opinion that Wetland B is of little functional value, of low quality, and should not be considered a valuable natural resource to the City.

2. **Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review of the Current Plans has been undertaken in the context of those general parameters, as well as the specific requirements listed below.

- a. All impacts to City- and DEQ-regulated wetlands are now calculated, shown, and stated in square feet on the Current Plans to ASTI's satisfaction.
- b. The Current Plans show that 7,956 square feet of permanent impacts will result to Wetland B from the construction of Units 3, 4, 5, 6, 10, and the proposed Crestwyck Lane. Although the entirety of Wetland B will be impacted by the proposed development, Wetland B is of low quality and function. Therefore, ASTI recommends that the City allow for the impacts to Wetland B as proposed on the Current Plans. All impacts to Wetland B are shown in square feet on the Current Plans to ASTI's satisfaction.
- c. The Current Plans show that 3,925 square feet of permanent impacts will result to Wetland A from the construction of a portion of Crestwyck Lane, the proposed detention pond, and Lot 12; approximately 6,159 square feet of Wetland A is proposed to remain. Previous plans showed that approximately 85 linear feet of the unnamed watercourse associated with Wetland A would be enclosed through the placement of a culvert beneath the proposed Crestwyck Lane in the central portion of the site; no relevant culvert information was given. The part of a PUD within the City is: *To preserve, dedicate or set aside open space or natural features due to their exceptional characteristics or their environmental or ecological significance in order to provide a permanent transition or buffer between land uses, or to require open space or other desirable features of a site beyond what is otherwise required in this ordinance (§138-7.103.D.1).* Wetland A and its associated watercourse are part of a high quality wetland system that extends off-site to the north and any impacts to this wetland should be minimized where possible. The Current Plans indicate that a 20"x28" arch culvert will be placed into the unnamed watercourse and "...buried 8" below the existing grade of the ditch." The Current Plans also state that "By burying the pipe, the existing ditch will maintain a natural bottom while crossing the proposed roadway..." The proposed size, shape, and installation strategy of the culvert is a *generally* accepted standard for such activities per the DEQ. ASTI agrees that the culvert as proposed, should not hinder the natural flow of the unnamed watercourse and should allow for aquatic fauna to still utilize the unnamed watercourse. Best management practices should be followed during any construction in and around the watercourse to prevent and minimize any unplanned potential impacts to the unnamed watercourse.

Although Wetland A is of high quality, the impacts associated with the development of Lot 12 in the north central portion of the site are minimal (353 square feet). Therefore, ASTI recommends the City allow for a Wetland Use permit for this activity.

ASTI recognizes that the construction of Crestwyck Lane and its associated utilities are dependent on being constructed within Wetland A due to site area constrictions. Therefore, ASTI recommends the City allow for a Wetland Use Permit for the activity associated with the construction of the proposed Crestwyck lane in the central portion

of the site, south of Lot 13 as shown on the Current Plans. Furthermore, the impacts to this portion of Wetland A will likely hydrologically isolate the remaining portion of Wetland A associated with the area of the proposed detention basin; thus, ASTI also recommends the City allow for a Wetland Use permit for placement of the detention basin in this area.

In the previous review, ASTI stated that a permanent structure, such as a 1-2 feet high fieldstone boulder wall be constructed around all remaining portions of Wetland A ,where possible, to ensure no future unplanned impacts to Wetland A occur. The Current Plans indicated a 1.5 feet high boulder wall around the remaining portions of Wetland A north and south of the proposed Crestwyck Lane. The placement of this structure where shown, provides a permanent barrier and should help ensure further unplanned impacts to Wetland A and the unnamed watercourse. This is to ASTI's satisfaction.

3. **Use Permit Approval Criteria (§126-565).** This Section lists criteria that shall govern the approval or denial of an application for a Wetland Use Permit. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:
 - a. A Wetland Use Permit from the City and a DEQ Part 303 Permit are required for this project as proposed. Once a DEQ permit is received by the applicant, it must be submitted to the City for review. The applicant has indicated that this is understood.
4. **Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.
 - a. Should the City accept the applicant's proposal to develop the subject property as a PUD, subject to final review and approval as part of the site plan review process, the on-site Natural Features Setback regulations can be waived by the City at its discretion. The applicant should note that upon the request of the City, ASTI will re-evaluate any Natural Features Setback impacts if the City does not waive Natural Feature Setback regulations.
 - b. The Current Plans indicate that approximately 961 linear feet of Natural Features Setback will be permanently impacted from the construction of the development around Wetland B. Around the west, south and north of Wetland B, the Natural Features Setback is comprised of common native species such as young box elder, Kentucky blue grass (*Poa pratensis*), cottonwood saplings, as well as invasive species such as multiflora rose (*Rosa multiflora*), honey suckle species (*Lonicera japonica* and *L. tatarica*) and mustard garlic (*Alliaria petiolata*). Total tree canopy was approximately 15%. The Natural Features Setback in this area is of poor floristic quality and appears to be maintained and/or controlled by

mowing and other vegetative maintenance activities. The Natural Features Setback to the north and northeast of Wetland B is dominated by young to moderately mature native tree species such as shagbark hickory (*Carya ovata*), black cherry (*Prunus serotina*), and red oak (*Quercus rubra*). Total canopy in this area was estimated at approximately 60-70%. The Natural Features Setback in this area is forested and of high floristic quality and generally unaltered. These impacts are shown on the Current Plans to ASTI's satisfaction.

- c. The Current Plans indicate that approximately 591 linear feet of Natural Features Setback will be permanently impacted from construction activities around Wetland A. The Natural Features Setback in this area is comprised of young to moderately mature native tree species such as shagbark hickory, black cherry, red oak, linden (*Tilia americana*), and silver maple. Total canopy was approximately 60-80%. The Natural Features Setback in this area is forested, of high floristic quality, and appears to be generally unaltered. These impacts are shown on the Current Plans to ASTI's satisfaction.

RECOMMENDATIONS

ASTI recommends the City approve the Current Plans.

Respectfully submitted,

ASTI ENVIRONMENTAL



Kyle Hottinger
Wetland Ecologist



Dianne Martin
Director, Resource Assessment & Mgmt.
Professional Wetland Scientist #1313



City of ROCHESTER HILLS

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

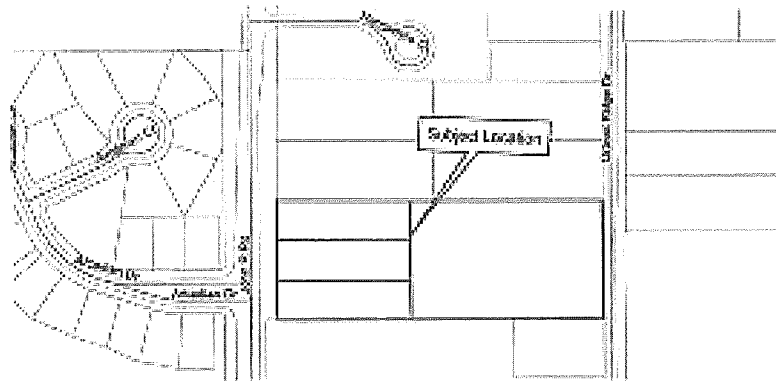
NOTICE OF PUBLIC HEARING

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: In accordance with Section 126-565 of the Wetland and Watercourse Protection Ordinance, notice is hereby given that a request for a Wetland Use Permit Recommendation for impacts up to 12,000 square feet associated with the construction activities for a 16-unit residential development on 4.4 acres has been submitted to the City for review and recommendation by the Planning Commission. The area is zoned R-4 One Family Residential and affects Parcel Nos. 15-24-301-077 to -080 (City File No. 17-013).

LOCATION: East side of John R between Hamlin and School Rds.

APPLICANT: M2J1, LLC
14955 Technology Dr.
Shelby Township, MI 48315



DATE OF PUBLIC HEARING: Tuesday, March 20, 2018 at 7:00 p.m.

LOCATION OF PUBLIC HEARING: City of Rochester Hills
Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Information concerning this request may be obtained from the Planning and Development Department, during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning and Economic Development Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the Public Hearing or by the Planning Commission at the meeting. The plans can also be found at rochesterhills.org, business, maps, planning & economic dev., development projects. This recommendation will be forwarded to City Council after the Public Hearing.

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.

Published March 05, 2018