



Rochester Hills

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Master

File Number: 2015-0525

File ID: 2015-0525

Type: Permit

Status: To Council

Version: 4

Reference: 15-014

Controlling Body: City Council
Regular Meeting

File Created Date : 12/02/2015

File Name: Wetland Use Permit Rec. Woodland Park

Final Action:

Title label: Request for approval of a Revised Wetland Use Permit for impacts up to an additional 509 square feet (previously approved for 14,133 square feet) associated with the construction of Woodland Park Site Condominiums, a proposed 48-unit development on 23.6 acres located south of Hamlin, west of Livernois, zoned R-3 One Family Residential with an MR Mixed Residential Overlay; Pulte Land Company, Inc., Applicant

Notes: 1/11/2016 - RES0002-2016 V2

Sponsors:

Enactment Date:

Attachments: 060616 Agenda Summary.pdf, Staff Report 051716.pdf, Map aerial.pdf, ASTI Rev 051116.pdf, Final Site Condo Plans.pdf, Minutes PC 051716.pdf, Public Hearing Notice -PC 051716.pdf, 011116 Agenda Summary.pdf, Suppl Presentation 011116.pdf, ASTI Rev 111615.pdf, Site Plans.pdf, Public Hearing Notice.pdf, Resolution (Draft).pdf

Enactment Number:

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	12/15/2015	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	01/11/2016	Adopted by Resolution				Pass
3	Planning Commission	05/17/2016	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2015-0525

Title

Request for approval of a Revised Wetland Use Permit for impacts up to an additional 509 square feet (previously approved for 14,133 square feet) associated with the construction of Woodland Park Site Condominiums, a proposed 48-unit development on 23.6 acres located south of Hamlin, west of Livernois, zoned R-3 One Family Residential with an MR Mixed

Residential Overlay; Pulte Land Company, Inc., Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Revised Wetland Use Permit for Woodland Park Site Condominiums, a 48-unit development on 23.6 acres located south of Hamlin, west of Livernois, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel Nos. 15-28-226-007, -008, -021, -022, part of -001 and 15-28-204-004, based on plans dated received by the Planning and Economic Development Department on May 3, 2016, Pulte Land Company, Applicant, with the following findings and conditions:

Findings:

1. The applicant received approval of a Wetland Use Permit from City Council on January 11, 2016 for impacts up to 14,133 square feet and is now requesting approval for an additional 509 square feet identified for work during construction activities.
2. The revised amount was determined during construction plan review and is a nominal amount over what was previously approved.
3. Of the approximately 1.12 acres of City-regulated wetlands on site, the applicant is proposing to impact approximately one-third in total.
4. The wetland areas are of medium to low ecological quality and should not be considered a vital natural resource to the City as determined by the City's Wetland Consultant, ASTI, who recommends approval of the permit.

Conditions:

1. If required, that the applicant receives all applicable DEQ permits prior to issuance of a Land Improvement Permit.
2. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
3. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible, prior to final approval by staff.