



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2020-0201 V3

TO: Mayor and City Council Members

FROM: Sara Roediger, Director of Planning and Development, ext. 2573

DATE: December 30, 2020

SUBJECT: Request for Approval of a Wetland Use Permit – City File No. 19-042 – North Row Development on Old Orion Ct.

REQUEST:

Approval of a Wetland Use Permit for activities related to the construction of a five building, 20-unit multiple family development on 2.4 acres located on the west side of Old Orion Ct., west of Rochester (the former site of the Sikh Temple). There is about one-third of an acre of wetland on site, considered by the City's environmental consultant, ASTI, to be of low quality and function which offers little buffer quality to the onsite wetland, and the impacts for the development would be to about half. Please refer to the ASTI Environmental letter of November 4, 2020 regarding the wetland review and delineation.

BACKGROUND:

The applicants first appeared before the Planning Commission on June 2, 2020 and received recommendation of approval of a Wetland Use Permit and approval of a Tree Removal Permit, Natural Features Setback Modification and Site Plans. Subsequent to the meeting, an onsite inspection by EGLE, the State's environmental division, determined that the impacts were slightly over what had been recommended for approval, and they could not release the State permit. As a result, a new wetland boundary was drawn, which was about .08 acres larger in area than had originally been approved (.181 versus .094). The plans were modified to show this. To accommodate this additional wetland area, the amenity space area in the northern part of the site was reduced and another amenity area with a proposed community garden was shown in the southern part of the development. Multiple-family developments require an amenity space of 2% of the gross land area, and both amenity areas total the required square-footage. There was some concern that the garden might not be feasible. There were no changes to the building footprints or parking, and a new Tree Removal Permit was not required.

At the June meeting, the Planning Commission had required several conditions of approval, including extending the balconies, adding evergreen landscaping along Maplehill and around the detention pond and adding a right-turn only sign at the Maple Hill access. Those additions have been made. At its December 15, 2020 meeting, the Planning Commission unanimously recommended approval (one recusal) of a Wetland Use Permit and approved a Natural Features Setback Modification and the Site Plans with two conditions. Those included updating the Environment Impact Statement to list the correct rental amounts (which has been included) and working with staff on an alternate plan for the community garden space should the garden not come to fruition. Please see the attached minutes from both meetings.

RECOMMENDATION:

The City's Wetland Consultant (ASTI) and the Planning Commission recommend approval of a Wetland Use Permit for North Row Development, City File No. 19-042, proposed on Old Orion Ct., west of Rochester, based on plans dated received by the Planning and Development Department on October 22, 2020.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A

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