



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2015-0525 V2

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Development, ext. 2572

DATE: December 23, 2015

SUBJECT: Request for Approval of a Wetland Use Permit – City File No. 15-014 – Woodland Park Site Condominiums

REQUEST:

Approval of a Wetland Use Permit for activities associated with the construction of several units, a portion of Logan and Conrad Drives and associated utilities, two culverts and a portion of the storm sewer for a 48-unit, single-family residential development on approximately 24 acres located south of Hamlin and west of Livernois. There are approximately 1.2 acres of wetlands on site, considered of low quality, and the impacts would be minimal, totaling approximately 14.133 square feet. Please refer to the ASTI Environmental letter of November 16, 2015 regarding the wetland review and delineation.

BACKGROUND:

At its December 15, 2015 meeting, the Planning Commission recommended approval of the Wetland Use Permit and Preliminary Site Condo Plans and granted a Tree Removal Permit and Natural Features Setback Modifications with a number of conditions to be addressed prior to Final Approval. ASTI reviewed the natural features and wetland impacts to insure that they are the minimum required to accomplish the proposed development of the site.

RECOMMENDATION:

Staff, the City's Wetland Consultant (ASTI) and the Planning Commission recommend approval of a Wetland Use Permit for Woodland Park Site Condominiums, City File No. 15-014, proposed south of Hamlin and west of Livernois based on plans dated received by the Planning and Development Department November 11, 2015.

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

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