



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2014-0179 V3

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Development, ext. 2572
DATE: August 29, 2014
SUBJECT: Request for Approval of a Wetland Use Permit – City File No. 13-009 – Villas at Shadow Pines

REQUEST:

Approval of a Wetland Use Permit for activities associated with the construction of several units, the detention pond and a portion of the roadway and its utilities for a 28-unit attached condominium development on approximately 9.8 acres on South Boulevard, between Adams and Crooks. The impacts total approximately .476 acre. Please refer to the ASTI Environmental letter of April 21, 2014 regarding the wetland delineation.

BACKGROUND:

At its June 17, 2014 meeting, the Planning Commission recommended approval of the Final PUD Agreement, Final Site Plans, and Wetland Use Permit and granted a Tree Removal Permit 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 has approved a proposed retaining wall, which will help preserve the function of the wetland post construction. 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 Villas at Shadow Pines, City File No. 13-009, proposed on South Boulevard, based on plans dated received by the Planning and Development Department April 8, 2014.

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