



Rochester Hills

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Master

File Number: 2020-0265

File ID: 2020-0265

Type: Permit

Status: To Council

Version: 2

Reference: 18-022

Controlling Body: Planning
Commission

File Created Date : 07/10/2020

File Name: Redwood at RH Steep Slope Permit

Final Action:

Title label: Request for approval of a Steep Slope Permit - for steep slope impacts of approximately 10,722 s.f. and steep slope setback impacts of 46,941 s.f. for Redwood at Rochester Hills PUD, 121 ranch style rental units on 29.96 acres located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-13-476-005, Redwood USA, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 08102020 Agenda Summary.pdf, Geotech Report.pdf, Furtaw email.pdf, Steep Slope Encroachment Map.pdf, Public Hearing Notice.pdf, Resolution (Draft).pdf

Enactment Number:

Contact: PED 656-4660

Hearing Date:

Drafter:

Effective Date:

Related Files:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|---------------------|------------|--------------------------|---------------------------------|-----------|-----------------|---------|
| 1 | Planning Commission | 07/21/2020 | Recommended for Approval | City Council Regular Meeting | | | Pass |

Text of Legislative File 2020-0265

Title

Request for approval of a Steep Slope Permit - for steep slope impacts of approximately 10,722 s.f. and steep slope setback impacts of 46,941 s.f. for Redwood at Rochester Hills PUD, 121 ranch style rental units on 29.96 acres located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-13-476-005, Redwood USA, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Steep Slope Permit for impacts of

approximately 10,722 s.f. and steep slope setback impacts of 46,991 s.f. for Redwood at Rochester Hills PUD, 121 ranch style rental units on 29.92 acres located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-13-476-005, Redwood USA, Applicant, based on plans dated received by the Planning and Economic Development Department on June 15, 2020 with the following findings.

Findings:

1. The proposed activity and the manner in which it is to be accomplished are in accordance with the findings and purpose set forth in Section 138-9.200.
2. The proposed activity and the manner in which it is to be accomplished can be completed without increasing the possibility of creep or sudden slope failure and will minimize erosion to the maximum extent practicable.
3. The proposed activity and the manner in which it is to be accomplished will not be adversely affect the preservation and protection of existing wetlands, water bodies, watercourses and floodplains.
4. The proposed activity and the manner in which it is to be accomplished will not adversely affect adjacent property.
5. The proposed activity and the manner in which it is to be accomplished can be completed in such a way so as not to adversely affect any threatened or endangered species of flora or fauna.
6. The proposed activity is compatible with the public health and welfare.
7. The proposed regulated activity cannot practicably be relocated on the site or reduced in size so as to eliminate or reduce the disturbance of the steep slope area.
8. The applicant has demonstrated compliance with the requirements of Article 9, Chapter 2, Steep Slopes.