



# Rochester Hills

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## Master

**File Number: 2020-0201**

**File ID:** 2020-0201

**Type:** Permit

**Status:** To Council

**Version:** 4

**Reference:** 19-042

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 05/20/2020

**File Name:** WUP - North Row Development

**Final Action:**

**Title label:** Request for approval of a Wetland Use Permit for impacts to approximately .181 acre related to construction activities for North Row Development, a proposed 20-unit apartment development on 2.4 acres located on Old Orion Ct. west of Rochester, zoned R-1 One Family Residential with an FB-1 Flexible Business Overlay, Kevin Baird, North Row, LLC, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 01112020 Agenda Summary.pdf, Staff Report  
12152020.pdf, ASTI Letter 11042020.pdf, Updated EIS  
12172020.pdf, Review Comments 11062020.pdf, Site  
Plan Pt 1.pdf, Site Plan Pt 2.pdf, Site Plan Pt 3.pdf,  
Minutes PC 06022020 (Excerpt).pdf, Minutes PC  
12152020 (Excerpt).pdf, Public Hearing Notice.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	06/02/2020	Recommended for Approval	City Council Regular Meeting			Pass
2	Planning Commission	12/15/2020	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2020-0201

**Title**

Request for approval of a Wetland Use Permit for impacts to approximately .181 acre related to construction activities for North Row Development, a proposed 20-unit apartment development on 2.4 acres located on Old Orion Ct. west of Rochester, zoned R-1 One Family Residential with an FB-1 Flexible Business Overlay, Kevin Baird, North Row, LLC, Applicant

Body

**Resolved**, that the Rochester Hills City Council hereby approves a Wetland Use Permit for impacts to approximately .181 acre related to construction activities for North Row Development, a proposed 20-unit apartment development on 2.4 acres located on Old Orion Ct., west of Rochester, zoned R-1 One Family Residential with an FB-1 Flexible Business Overlay, Parcel No. 15-03-476-016, based on plans dated received by the Planning and Economic Development Department on October 22, 2020, Kevin Baird, North Row, LLC, Applicant with the following findings and conditions.

**Findings:**

1. Of the .35 acre of wetland area on site, the applicant is proposing to impact approximately .181 acre.
2. Because the wetland areas are of low ecological quality and are not a vital natural resource to the City, the City's Wetland consultant, ASTI, recommends approval.
3. Construction of a retaining wall should prevent unintended impacts to the wetlands and preserve the City's aesthetics, per ASTI.

**Conditions:**

1. That the applicant receives an applicable EGLE Part 303 Permit 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 and implement best management practices, prior to final approval by staff.