



Rochester Hills

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Master

File Number: 2025-0154

File ID: 2025-0154

Type: Administration

Status: To Council

Version: 2

Reference: 2025-0154

Controlling Body: Planning
Commission

File Created Date : 03/27/2025

File Name: WUP Oak Creek condos

Final Action:

Title label: Request for Wetland Use Permit Approval to impact approximately 417 square feet of wetlands for Oak Creek Condominiums, a proposed development of twenty-one (21) detached single family residences on approximately 8.5 acres of land, located at 3249 and 3271 Livernois, located on the east side of Livernois, south of Auburn Rd., zoned R-4 One Family Residential; Mohammed Bahauddin, Enliven Developers, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 042825 Agenda Summary.pdf, Staff Report 041525.pdf, Reviewed Plans Pt. 1.pdf, Reviewed Plans Pt. 2.pdf, Reviewed Plans Pt. 3.pdf, Development Application.pdf, Environmental Impact Statement.pdf, HOA Letter 040424.pdf, WRC Letter 092123.pdf, Tetra Tech Report Sent 032625.pdf, Notice of Wetlands And-Or Floodplain Designation.pdf, Off-Site Storm - Wetland Notice.pdf, Draft PC Minutes 041525.pdf, Public Hearing Notice.pdf, Public Comment 041725.pdf, Public Comment.pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	04/15/2025	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2025-0154

Title

Request for Wetland Use Permit Approval to impact approximately 417 square feet of wetlands for Oak Creek Condominiums, a proposed development of twenty-one (21) detached single family residences on approximately 8.5 acres of land, located at 3249 and 3271 Livernois, located on the east side of Livernois, south of Auburn Rd., zoned R-4 One Family Residential;

Mohammed Bahauddin, Enliven Developers, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Wetland Use Permit to permanently impact approximately 417 square feet of wetland to construct the public road to service the single family units, and associated development infrastructure based on plans received by the Planning Department on March 13, 2025, with the following findings and subject to the following conditions:

Findings

1. The proposed permanent impact of 417 square feet of wetland area on site is minimal, the wetland is of a medium ecological quality, the crossing of the wetland and watercourse area is the minimum impact that allows the property to be developed pursuant to city plans and regulations, and minimization and mitigation efforts pursuant to the City's environmental consultant have been implemented on the proposed site plans.
2. ASTI has reviewed the subject plans and proposed impacts to Wetland A and the unnamed watercourse along with the proposed mitigation efforts to help reduce the impacts to those wetlands and has indicated that the plans as proposed are satisfactory.

Conditions

1. That the applicant receives an EGLE Part 303 Permit (as applicable) 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 the applicant must implement best management practices, prior to final approval by staff.
4. The applicant shall abide by all conditions and recommendations as outlined in ASTI's review letter of February 27, 2025.