



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2014-0499 V2

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Development, ext. 2572
DATE: December 29, 2014
SUBJECT: Request for Approval of a Wetland Use Permit – City File No. 14-008 – Sanctuary at River’s Edge PUD

REQUEST:

Approval of a Wetland Use Permit for activities associated with the construction of several units and a portion of the roadway Flora Valley Ct. and its utilities for a 20-unit, single-family residential development on approximately 6.2 acres on Helmand, east of Livernois, north of Avon. There are three small wetlands on site, considered of low quality, and two would be impacted, totalig approximately 8,713 square feet. Please refer to the ASTI Environmental letter of December 3, 2014 regarding the wetland delineation.

BACKGROUND:

At its December 16, 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, Natural Features Setback Modifications and a Cul-de-sac Waiver with several 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 Sanctuary at River’s Edge PUD, City File No. 14-008, proposed on the south side of Helmand, east of Livernois, north of Avon based on plans dated received by the Planning and Development Department November 24, 2014.

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