



Rochester Hills

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2024-0463

File ID: 2024-0463

Type: Project

Status: To Council

Version: 2

Reference: 2024-0463

Controlling Body: Planning Commission

File Created Date : 10/02/2024

File Name: WUP Auburn Angara Oaks

Final Action:

Title label: Request for Wetland Use Permit to impact approximately 39,404 square feet of wetlands for the Auburn Angara Oaks Condominium development, a proposed development with 9 single family detached residences, 6 multi-unit condominium buildings and related amenities on approximately 9.7 acres of land located at 2469 & 2489 W. Auburn Rd., 3045 Angara Dr., 3050 Harvey St., and Parcel No. 15-32-201-004, located on the south side of W. Auburn Rd. and west of Crooks Rd., zoned R-4 One Family Residential and a portion of the land has the FB Flex Business Overlay, Bruce Michael Auburn Angara Oaks, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: Draft PC Minutes 101524.pdf, Staff Report 101524.pdf, Reviewed Plans Pt. 1.pdf, Reviewed Plans Pt. 2.pdf, Reviewed Plans Pt. 3 and Wetland Reports.pdf, Applicant's response table.pdf, Rochester Housing Solutions presentation.pdf, Development application 100724.pdf, Environmental Impact Statement 081424.pdf, Notice of Intent to Establish Condo Project 031224.pdf, Neighbor meeting information.pdf, WRC letter 121322.pdf, MDOT email 092123.pdf, Sewer easements.pdf, Public comment received 101024 and later.pdf, Public comment received by 100924.pdf, Public hearing notice.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	10/15/2024	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2024-0463

Title

Request for Wetland Use Permit to impact approximately 39,404 square feet of wetlands for

the Auburn Angara Oaks Condominium development, a proposed development with 9 single family detached residences, 6 multi-unit condominium buildings and related amenities on approximately 9.7 acres of land located at 2469 & 2489 W. Auburn Rd., 3045 Angara Dr., 3050 Harvey St., and Parcel No. 15-32-201-004, located on the south side of W. Auburn Rd. and west of Crooks Rd., zoned R-4 One Family Residential and a portion of the land has the FB Flex Business Overlay, Bruce Michael Auburn Angara Oaks, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Wetland Use Permit for the Auburn Angara Oaks Condominium development to permanently impact approximately 39,204 square feet of wetlands (both Wetland A and Wetland B) to construct the private road, building areas for multiple family and single family units, and associated development infrastructure based on plans received by the Planning Department on September 9, 2024, with the following findings and subject to the following conditions.

Findings

1. Of the 97,484 square feet of wetland area on site, the applicant is proposing to impact approximately 39,404 square feet. Additionally, although Wetland A was determined to be of medium quality overall, the portion that is proposed to be impacted is of poor quality due to its non-native species content and low ecological function. And although Wetland B was determined to be of high quality overall, the impacts are noted to be small and the proposed retaining wall will limit further impacts and have been addressed to ASTI's satisfaction.
2. ASTI has reviewed the subject plans and proposed impacts to Wetland A and Wetland B along with the proposed mitigation efforts to help reduce the impacts to those wetlands (including the installation of a retaining wall to allow for the reduction in the roadbed width for Wetland A; the impacts to Wetland B are relatively small; and a retaining wall is proposed adjacent to Wetland B to limit further impacts) 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 September 23, 2024.