



Department of Planning and Economic Development
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Environmental Impact Statement (EIS)

Project Information

Name Barns Senior Living		
Description of Proposed Project A 12 bed residential style assisted living for the elderly in our community		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
<input type="checkbox"/> Single Family Residential	<input type="checkbox"/> Commercial/Office	<input type="checkbox"/> Describe uses:
<input checked="" type="checkbox"/> Multiple Family Residential	<input type="checkbox"/> Industrial	
	<input type="checkbox"/> Institutional/Public/Quasi-Public	

Purpose. The purpose of the EIS is to:

- A. Provide relevant information to the City Planning Commission and the City Council on the environmental impact of applications for rezoning, platting, site condominium, and site plan approval and other actions that will have a significant effect on the environment
- B. Inject into the developer's planning process consideration of the characteristics of the land and the interests of the community at large, as well as the developer's own interests and those of potential customers
- C. Facilitate participation of the citizenry in the review of community developments
- D. Provide guidelines for standards as required by [Section 138-2.204](#) of the zoning ordinance

Content. The Environmental Analysis Report (Part I and II), the Impact Factors (Part III), and the Summary (Part IV), which together form the EIS, should meet all of the following requirements:

- A. The EIS is intended to relate to the following:
 - 1. Ecological effects, both positive and negative
 - 2. Population results
 - 3. How the project affects the residential, commercial, and industrial needs
 - 4. Aesthetic and psychological considerations
 - 5. Efforts made to prevent the loss of special features of natural, scenic or historic interest
 - 6. Overall economic effect on the City
 - 7. Compatibility with neighborhood, City and regional development, and the Master Land Use Plan
- B. The EIS must reflect upon the short-term effect as well as the long-term effect upon the human environment:
 - 1. All pertinent statements must reflect both effects
 - 2. All pertinent statements must suggest an anticipated timetable of such effects
- C. On developments of 5 acres or more, a topographic presentation indicating slopes 12% and more, depressions, major drainage patterns, wooded areas, flood plains, and wetlands is required

OFFICE USE ONLY

Date Filed 8-26-2020	File # 20-0023	Date Completed
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Questions or Clarifications. Please contact the Department of Planning and Economic Development at the contact information above for questions or clarifications.



Guidelines

These guidelines are to be followed by developers desiring to gain approval of proposed plans. The guidelines provide for an in-depth analysis of the site in question considering the past, the present, the proposed plan, and the future expectations with respect to community environmental sanity. The analysis is intended to determine how the proposed plan will meet goals of the community as they are set out separately in the Master Land Use Plan.

The complexity of the EIS must clearly depend upon the scope of the project and the magnitude (in the opinion of the Planning Commission) of the potential impact. It is not the intention of the City to create an unduly burdensome or expensive requirement for the developer. In preparing the EIS in accordance with the outline below, judgment should be exercised to keep the form and extent of responses in proportion to the scope of the project. Each answer is to be as brief as practical.

Where questions or answers are not applicable, please state "Not Applicable". All other data is required, and where incomplete or inadequate data is provided based on the scope of the project and the opinion of the Planning Commission, the lack of such data shall be cause for tabling the application by a majority vote of the body present. The matter will be reopened upon submission of a written report on any questions not properly detailed.

Part 1. Analysis Report: Past and Present Status of the Land

- A. What are the characteristics of the land, waters, plant & animal life present?
 1. Comment on the suitability of the soils for the intended use

It is a regular vacant lot on Crooks road with some trees.

2. Describe the vegetation giving specific locations of specimens of 6" diameter or greater, or areas of unusual interest on parcels of 5 acres or more

Under 5 acres. Only 1.9 acres

3. Describe the ground water supply & proposed use

Water supply is only for building usage and landscaped area maintenance

4. Give the location & extent of wetlands & floodplain

No wetlands or flodd plains

5. Identify watersheds & drainage patterns

NA

- B. Is there any historical or cultural value to the land?

The property has a historic barn and so the property has a historic value. The Barns will be kept and maintained

- C. Are there any man-made structures on the parcel(s)?

A barn is present



<p>D. Are there important scenic features? No</p>
<p>E. What access to the property is available at this time? Access from Crooks rd is available</p>
<p>F. What utilities are available? DTE and water is available</p>

Part 2. The Plan

<p>A. Residential <i>(Skip to B. below if residential uses are not proposed)</i></p>
<p>1. Type(s) of unit(s)</p>
<p>2. Number of units by type</p>
<p>3. Marketing format, i.e., rental, sale or condominium</p>
<p>4. Projected price range</p>
<p>B. Non-Residential/Mixed-Use <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i></p>
<p>1. Anticipated number of employees 8 employees</p>
<p>2. Hours of operation/number of shifts 24/7</p>
<p>3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> Continuous</p>
<p>4. Description of outside operations or storage No outside operations</p>



5. Delineation of trade area Rochester hills, Rochester, Oakland Twp, Troy, Auburn Hills
6. Competing establishments within the trade area (<i>document sources</i>) There are no 12 bed buildings. Only 6 beds and larger (20plus) around the area. https://adultfostercare.apps.lara.state.mi.us/
7. Projected growth (physical expansion or change in employees) No physical expansion is required. Number of employees will not go over 8.

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan? 1. Total number of acres of undisturbed land 1.9 2. Number of acres of wetland or water existing 0 3. Number of acres of water to be added 0 4. Number of acres of private open space 1.2 5. Number of acres of public open space 0 6. Extent of off-site drainage NA 7. List of any community facilities included in the plan NA 8. How will utilities be provided? Sanitary sewer to be installed. DTE, Consumers energy, Comcast
B. Current planning status Pending site plan approval
C. Projected timetable for the proposed project Sewer install is expected to start in three months and then building construction which may take about 6-7 months (weather permitting)
D. Describe or map the plan's special adaptation to the geography This won't change the geography of the area.
E. Relation to surrounding development or areas The building will be single story large house on a large lot which will be the same height of the residences behind.



F. Does the project have a regional impact? Of what extent & nature?

No

G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact

We will take all necessary precautions to minimize any impact to the area. We are expecting to finish the majority of exterior construction during winter months.

H. List any possible pollutants

None, except regular construction dust.

I. What adverse or beneficial changes must inevitable result from the proposed development?

1. Physical

a. Air quality

No adverse effect

b. Water effects (*pollution, sedimentation, absorption, flow, flooding*)

No adverse effect

c. Wildlife habitat (*where applicable*)

No adverse effect

d. Vegetative cover

No adverse effect

e. Night light

No adverse effect

2. Social

a. Visual

Beneficial changes will take place to the overall look of the property and the historic barn will be the most prominent and visible to the public

b. Traffic (*type/amount of traffic generated by the project*)

No traffic changes will happen.

c. Modes of transportation (*automotive, bicycle, pedestrian, public*)

Accessible by automobiles, pedestrians and bikes

d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities

Complete access



3. Economic

a. Influence on surrounding land values

No adverse affects.

b. Growth inducement potential

NA

c. Off-site costs of public improvements

There are many ROWs in place. New Bike path/walkway has been built by the city. New Sewer will be installed by directional boring. Another fire hydrant will be installed if needed.

d. Proposed tax revenues (*assessed valuation*)

Will increase after building is complete

e. Availability or provisions for utilities

J. In relation to land immediately surrounding the proposed development, what has been done to avoid disrupting existing uses & intended future uses as shown on the Master Land Use Plan?

Its a vacant land with a barn. Barn will be kept and maintained to preserve the historic property. No future development will be necessary

K. What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?

Will be very cautious and will preserve all possible trees. Premises will be professionally landscaped.

L. What beautification steps are built into the development?

Professional landscape and the building exterior will blend well with older neighborhood.

M. What alternative plans are offered?

NA



Part 4. The Summary

Based on the foregoing Analysis Report, state the net environmental impact on the City of Rochester Hills if the proposed plan is implemented. The summary is intended to briefly set forth a basis for the City of Rochester Hills Planning Commission and the City Council to determine the acceptability of proposed development.

It is suggested that the summary be brief and to the point. Make the comments relative to the initial impression and the lasting effect upon the entire community in relation to at least these points of concern:

1. Ecological effects
2. Residential, commercial or industrial needs
3. Treatment of special features of natural, scenic or historic interest
4. Economic effect
5. Compatibility with neighborhood, City and regional development, and the City's Master Land Use Plan

The proposed project on the vacant lot on 1841 Crooks Rd is for a medium size assisted living with 12 beds. The proposed building will be a single story and will house many of our elderly citizens and is affordable to them. There won't be any adverse environmental or ecological effect. Special considerations to preserve the historic nature of the Barn will be in place and will ensure a scenic landscape. This will have a beneficial increase in economy by employing local residents, other businesses and an increase in city revenue by tax assessments. The proposed building will be compatible with the neighborhood and the City.