



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

Project Information

Name Saddlebrook Orchards		
Description of Proposed Project Ten-unit site condominium development located on the north side of Auburn Road, east of Crooks Road. This project was previously approved for construction in 2007 under previous ownership.		
Proposed Use(s)		
Residential <input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Multiple Family Residential	Non-Residential <input type="checkbox"/> Commercial/Office <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional/Public/Quasi-Public	Mixed-Use <input type="checkbox"/> Describe uses:

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	File #	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

The site is suitable for residential home construction (topsoil and clay present).

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

Trees are limited to the north half of the site. See plans for detailed tree survey and protection.

3. Describe the ground water supply & proposed use

Groundwater was found at 13' depth at one boring. Public water is proposed for service.

4. Give the location & extent of wetlands & floodplain

No regulated wetlands or floodplain are present on-site.

5. Identify watersheds & drainage patterns

The site drains to the west and south and is within the Lueder (County) Drain district.

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

There is no historical or cultural significance associated with the site.

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

There was a residential home on the site (demo'd in 2005). Residential pavement remains.



D. Are there important scenic features?

The developer is looking to preserve a portion of the tree stands on-site and construct landscaping to complement them however no significant scenic features exist on-site.

E. What access to the property is available at this time?

Vehicular access to the site is from Auburn Road only. The owner has recently granted an easement for pedestrian access across the Auburn Road frontage as well.

F. What utilities are available?

Water and sanitary sewer are available and are proposed for extension to serve the development.

Part 2. The Plan

A. **Residential** (Skip to B. below if residential uses are not proposed)

1. Type(s) of unit(s)

Single-family colonial homes are proposed.

2. Number of units by type

All ten homes are proposed as colonial units with 3-car garage and various front elevation options including alternative stone facade, garage location, etc.

3. Marketing format, i.e., rental, sale or condominium

The homes will be for sale.

4. Projected price range

\$350,000 median price

B. **Non-Residential/Mixed-Use** (Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)

1. Anticipated number of employees

2. Hours of operation/number of shifts

3. Operational schedule (*continuous, seasonal, seasonal peaks, etc.*)

4. Description of outside operations or storage



5. Delineation of trade area
6. Competing establishments within the trade area (<i>document sources</i>)
7. Projected growth (physical expansion or change in employees)

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan? 1. Total number of acres of undisturbed land 0.6 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 1.5 5. Number of acres of public open space 1.2 6. Extent of off-site drainage Off-site drainage from the undeveloped area to the north is the only off-site drainage that will be accounted for within the design of the new storm sewer system. 7. List of any community facilities included in the plan Common space areas within the site will be for the use of the condominium community only. 8. How will utilities be provided? Utilities will be extended from existing utilities located within the Auburn Road right-of-way.
B. Current planning status Site was previously approved however the plan is being submitted for Preliminary/Final Site Condo due to a change in the storm water management ordinance.
C. Projected timetable for the proposed project Owner would like to begin construction in 2019.
D. Describe or map the plan's special adaptation to the geography A match to existing grades will be provided on all sides of the property. The site will however eliminate the flow of storm water to the south by treating and detaining all of the site's storm water on-site.
E. Relation to surrounding development or areas The site borders industrial uses to the north, residential to the east and west and residential on the south side of Auburn Road.



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

The site will offer ten additional homes within the community and will have minor yet positive impact on the region with respect to school enrollment, economic activity, and community engagement.

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

The site will incorporate all requirements of the City and County for the mitigation of soil erosion and sedimentation control as well as construction traffic impacts on Auburn Road and adjacent areas.

H. List any possible pollutants

No pollutants are anticipated with the proposed residential use.

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

1. Physical
 - a. Air quality

None

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

Storm water will be treated and released from the site at a restricted rate to an adequately-sized County Drain outlet sewer. Mechanical forebays will be used to treat storm water.

c. Wildlife habitat (*where applicable*)

Not applicable.

d. Vegetative cover

Existing trees will be preserved where shown on the detailed tree protection plan for the benefit of the condominium community and the City of Rochester Hills.

e. Night light

No public lighting is proposed and will be limited to those made a part of the new private home sites.

2. Social

a. Visual

The development proposes an aesthetically pleasing landscape plan incorporating new basin features and preservation of existing tree.

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

The site anticipates approximately 10 trips per unit (round numbers based on ITE Trip Generation Report, 10th Edition) = 10 trips/unit x 10 units = 100 per day on Auburn Road total.

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

Since the owner agreed to participate in the extension of the new pedestrian path proposed for Auburn Road, all modes of travel - auto, bike, and pedestrian will be accessible to the homeowners and their guests.

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

All modes of travel will be available to residents to access community offerings and pathways will be compliant within the site relative to the applicable state and federal accessibility requirements.



3. Economic

a. Influence on surrounding land values

The types of homes proposed present a compliment to those on the south side of Auburn Road and support an upward movement of adjacent land values.

b. Growth inducement potential

Vacant properties adjacent to the site will be encouraged to develop in conjunction with the Saddlebrook development and will influence growth in the area.

c. Off-site costs of public improvements

\$150,000

d. Proposed tax revenues (*assessed valuation*)

Per home projected tax revenue is \$5,536 annually.

e. Availability or provisions for utilities

Utilities are available within the public right-of-way in Auburn Road with capacity to serve the site.

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?

No disruption is proposed with the Master Land Use Plan. The Saddlebrook Orchards site was proposed for development and approved in years past and remains consistent with the City's Master Plan.

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

Tree replacement and landscape treatments are proposed throughout the development for stabilization and aesthetic improvement.

L. What beautification steps are built into the development?

A detailed landscape plan is proposed to compliment the tree preservation and detention basin construction.

M. What alternative plans are offered?

With the unique condition that the site was previously approved for construction, the current proposal serves to bring the site up to the current storm water management standards of the County and City. No alternative plans are offered.



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 construction of a single-family development in this particular location within the City of Rochester Hills is a very positive one. From an environmental standpoint, tree preservation, tree replacement and landscaping design will present an attractive community that will influence further compatible development in the future. The site will incorporate the latest storm water requirements for treatment and will conform with the County and City requirements for discharge to the County Drain.

The site is compatible with the Master Land Use Plan. The increase in economic activity and participation in local school and community programs that will result from the growth of single family homes in this area, will be beneficial to the private and public entities that serve this area.