

Sanctuary in the Hills East PUD(city File #89-114.2)  
PUD Concept Plan – Planning Review #3

MACLEISH *MB* BUILDING

QUALITY CONSTRUCTION A FAMILY TRADITION SINCE 1890

# Sanctuary in the Hills East

## Environmental Impact Statement



MacLeish Building, Inc.  
650 East Big Beaver, Suite F  
Troy, Michigan 48083

Office: (248) 524-3244  
Fax: (248) 524-2345  
[www.macleishbuilding.com](http://www.macleishbuilding.com)

PART I  
ANALYSIS REPORT

PAST AND PRESENT STATUS OF THE LAND

A. What are the characteristics of the land, waters, plant and animal life present?

1) Comment on the suitability of the soils for the intended use.

The predominant soil type is Capac sandy loam. These soils have been successfully developed in the surrounding areas.

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

The vegetation consists of grass, underbrush and trees. The site area is approximately 4.57 acres.

3) Describe the ground water supply and proposed use.

The ground water is not expected to adversely affect the development as evidenced by Sanctuary in the Hills to the west.

4) Give the location and extent of wetlands and floodplain.

Some wetlands within a conservation easement exist towards the front of the site. A permit from the city and MDEQ will be obtained to cross the wetlands. No FEMA mapped plot plan is on the parcels.

5) Identify watersheds and drainage patterns.

The land generally slopes from northeast to southwest. The property is located in the Rouge River drainage district.

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

None that we are aware of.

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

There are existing utility poles and overhead wires along the east property line.

D. Are there important scenic features?

Existing trees and the wetland conservation area create natural open space.

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

The only feasible access to the property is Sanctuary Boulevard which extends north from South Boulevard.

F. What utilities are available?

All utilities including sanitary sewer, water main, storm sewer, gas, electric, telephone and cable are available to service the site.

PART II  
THE PLAN – SMALL RESIDENTIAL  
(Under 40 acres or 60 units)

A. Description of Project

- 1) Type(s) of unit(s). Duplex condominiums
- 2) Number of units by type. 14 units in 7 buildings
- 3) Marketing format, i.e., rental, sale or condominium.
- 4) Projected price range. \$475,000 to \$525,000
- 5) Type of traffic generated by the project. Estimate 5 trips per unit per day or 70 trips per day.

PART III  
IMPACT FACTORS

A. What are the natural and urban characteristics of the plan?

- 1) Total number of acres of undisturbed land. Approx. 0.4 acres
- 2) Number of acres of wetland or water existing. Approx. 0.68 acres
- 3) Number of acres of water to be added. Approx. 0.1 acres
- 4) Number of acres of private open space. Approx. 0.4 acres
- 5) Number of acres of public open space. .26
- 6) Extent of off-site drainage. Storm water management will be in accordance with City requirements.
- 7) List of any Community facilities included in the plan. None planned.
- 8) How will utilities be provided? An existing 18-inch sanitary sewer and 12-inch water main are located on the east and west sides of Sanctuary Boulevard, respectively. Storm water runoff will be pretreated and collected in a detention basin which will outlet to the existing wetlands. All other franchise utilities are available to service the site.

B. What is the current planning status? The project is being proposed to the City as a Planned Unit Development.

C. Projected timetable for the proposed project. The developers would like to commence construction as soon as possible.

D. Describe or map the plan's special adaptation to the geography.

The 4.57-acre development has no significant geographic features. The terrain generally slopes from northeast to southwest

E. Relation to surrounding development or areas.

The duplex condominiums will compliment the existing Sanctuary in the Hills development to the west. An elementary school is located to the north, single family to the east and vacant City owned property to the south.

F. Does the project have a regional impact? No  
1)Of what extent and nature? Not Applicable

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

Normal construction and typical noise during the development and building construction period is anticipated. Hours of construction operations will be in accordance with City regulations. Construction traffic will be limited to Sanctuary Boulevard.

H. List any possible pollutants.

No pollutants are anticipated beyond normal construction equipment exhaust.

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

1) Physical

- a. Air Quality No change is anticipated
- b. Water effects (pollution, sedimentation, absorption, flow, flooding) Best management practices in accordance with City and County requirements will be implemented to control storm water discharge from the site.

c. Wildlife habitat, where applicable

The development will have an impact on wildlife habitat. The wetland conservation easement will help preserve some habitat.

d. Vegetative cover

The vegetation consists of grass, underbrush and trees. Additional trees and landscaping will be planted at the entrance, along the new street, and at the new units.

e. Night light

Lighting will be shielded and limited to building fixtures.

## 2) Social

### a. Visual

The new condominiums will compliment the community and improve the overall look of the Sanctuary in the Hills development.

### b. Traffic

Sanctuary Boulevard will accommodate the additional 70 trips per day. No through traffic will be permitted to any other roads.

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

The main mode of transportation for work and leisure is automotive. Bicycle and pedestrian access is available to the public sidewalk along Sanctuary Boulevard.

### d. Accessibility of residents to:

Convenient access to South Boulevard to the south. Alternate access to north through Meadow Creek and to Crooks Road.

- (1) Recreation
- (2) Schools, libraries
- (3) Shopping
- (4) Employment
- (5) Health facilities

## 3) Economic

### a. Influence on surrounding land values

The addition of 14 high-quality units within 7 duplex buildings in the \$475,000 to \$525,000 price range will have a beneficial effect on the surrounding land values.

### b. Growth inducement potential

Rochester Hills is a very desirable place to live and work. The additional residences will add to the desirability of the City and its future growth.

### c. Off-site costs of public improvements

This project has no off-site improvements planned.

d. Proposed tax revenues (assessed valuation)

\$8,000 each for 14 units = \$112,000 less the current <\$4,000 = \$108,000 or more increase in estimated annual property taxes.

e. Availability or provisions for utilities

Utilities are readily available for this infill project.

J. Additional factors:

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

This duplex-condominium project will compliment and enhance the existing Sanctuary in the Hills to the west. There will be typical disruptions during the development and building phases. The addition of the 14 units will have a positive effect on the neighbors and the surroundings. The Master Land Use Plan for single family is not practical due to limited road access.

- 2) What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover?

Some of the existing trees will be saved. Soil erosion and sedimentation control measures will be in place during the construction process. All open areas will be seeded, sodded or planted as part of the building process. Additional trees will be planted as previously mentioned.

- 3) What beautification steps are built into the development?

The developer is partners with a very reputable landscape company. The landscaping throughout the development will be of very high quality as demonstrated within Sanctuary in the Hills to the west.

- 4) What alternative plans are offered?

No alternative plans are practical due to the location of the limited wetland area and the configuration of the property.

PART IV  
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. 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.

Make the comments relative to the initial shock and the lasting effect upon the entire Community in relation to at least these points of concern:

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

Every effort has been taken by the development team to make Sanctuary in the Hills East the best use for this parcel with minimal impacts to natural features.

There is a very high demand for condominium units in this area. The duplex condominiums will be compatible with the neighborhood to the west.

The additional units will increase the City's tax revenue.

The project will fit in well with the City's Master Land Use Plan since a single-family development is not feasible due to limited road access.