



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

Project Information

| | | |
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| Name | | |
| Description of Proposed Project | | |
| Proposed Use(s) | | |
| Residential <input 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

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|------------|--------|----------------|
| Date Filed | File # | Date Completed |
|------------|--------|----------------|

Questions or Clarifications. Please contact the Department of Planning and Economic Development at the contact information above for questions or clarifications.



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| D. Are there important scenic features? |
| E. What access to the property is available at this time? |
| F. What utilities are available? |

Part 2. The Plan

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| A. Residential <i>(Skip to B. below if residential uses are not proposed)</i> |
| 1. Type(s) of unit(s) |
| 2. Number of units by type |
| 3. Marketing format, i.e., rental, sale or condominium |
| 4. Projected price range |
| B. Non-Residential/Mixed-Use <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i> |
| 1. Anticipated number of employees |
| 2. Hours of operation/number of shifts |
| 3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> |
| 4. Description of outside operations or storage |



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| 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

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| A. What are the natural & urban characteristics of the plan? 1. Total number of acres of undisturbed land 2. Number of acres of wetland or water existing 3. Number of acres of water to be added 4. Number of acres of private open space 5. Number of acres of public open space 6. Extent of off-site drainage 7. List of any community facilities included in the plan 8. How will utilities be provided? |
| B. Current planning status |
| C. Projected timetable for the proposed project |
| D. Describe or map the plan's special adaptation to the geography |
| E. Relation to surrounding development or areas |



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| F. Does the project have a regional impact? Of what extent & nature? |
| G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact |
| H. List any possible pollutants |
| I. What adverse or beneficial changes must inevitable result from the proposed development? 1. Physical a. Air quality b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) c. Wildlife habitat (<i>where applicable</i>) d. Vegetative cover e. Night light 2. Social a. Visual b. Traffic (<i>type/amount of traffic generated by the project</i>) c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities |



- 3. Economic
 - a. Influence on surrounding land values

 - b. Growth inducement potential

 - c. Off-site costs of public improvements

 - d. Proposed tax revenues (*assessed valuation*)

 - 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?

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

L. What beautification steps are built into the development?

M. What 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