



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
 (248) 656-4660
planning@rochesterhills.org
www.rochesterhills.org

Environmental Impact Statement (EIS)

Project Information

Name R. Youngblood & Co.		
Description of Proposed Project 24 Acres Zones Residential located at 930 Mead Rd. Proposed use is for a conditional use for landscape/plant nursery.		
Proposed Use(s)		
Residential	Non-Residential	Mixed-Use
<input type="checkbox"/> Single Family Residential	<input checked="" type="checkbox"/> Commercial/Office	<input type="checkbox"/> Describe uses:
<input 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	File #	Date Completed

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 property consist of open space and wooded areas. In wooded areas the trees are Oak, Maple, Sycamore, Box Elder and Poplar. The open areas are mainly consumed with young native Russian Olive. The wildlife consist of deer, coyote, birds, racoons, fox, opossum.

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

Most high quality trees are located on the east property line. All other areas consist of low quality trees and shrubs such as Poplar and Russian Olive, Black Locust, Box Elder.

3. Describe the ground water supply & proposed use

Proposed use is for a landscape yard and plant nursery. Ground water is noted on soil boring reports at 12-14'.

4. Give the location & extent of wetlands & floodplain

Per the site plan there are (4) wetlands non of which are regulated by EAGLE. One of the four is regulated by the city of Rochester Hills. The proposed use and improvements are not near any of the four wetlands on the property.

5. Identify watersheds & drainage patterns

The site drains to (a) on-site retention pond that is existing, (b) existing retention pond located at the NW corner of the property.

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

NO

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

Yes. (a) Parking lot and entry drive. (b) Building. (C) 2 Retention ponds.



D. Are there important scenic features? NO
E. What access to the property is available at this time? Entry road, parking lot.
F. What utilities are available? Water, septic, natural gas, electric.

Part 2. The Plan

A. Residential (Skip to B. below if residential uses are not proposed)
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 (Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)
1. Anticipated number of employees 20
2. Hours of operation/number of shifts 7am-7pm
3. Operational schedule (continuous, seasonal, seasonal peaks, etc.) March through December (seasonal)
4. Description of outside operations or storage Parking of equipment and trucks for operation use. Plant material storage, soil and mulch storage to be used for operation.



5. Delineation of trade area N/A
6. Competing establishments within the trade area (<i>document sources</i>) N/A
7. Projected growth (physical expansion or change in employees) Possible future pole barn for storage and support of operation.

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan? 1. Total number of acres of undisturbed land 16 2. Number of acres of wetland or water existing 3. Number of acres of water to be added 0 4. Number of acres of private open space N/A 5. Number of acres of public open space N/A 6. Extent of off-site drainage 7. List of any community facilities included in the plan N/A 8. How will utilities be provided? Already existing
B. Current planning status Formal Site Plan
C. Projected timetable for the proposed project 2021
D. Describe or map the plan's special adaptation to the geography N/A
E. Relation to surrounding development or areas North border of Clear Creek Subdivison (screened by natural buffer and consumers easment)



F. Does the project have a regional impact? Of what extent & nature? N/A
G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact Non. Plan is to use existing building and already developed site.
H. List any possible pollutants Non.
I. What adverse or beneficial changes must inevitable result from the proposed development? 1. Physical a. Air quality The site will remain open space, agriculture which will result in positive air quality. b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) Plan to use property as already developed with the increase in size of an on-site retention pond. No concerns of pollution, sedimentation, absorption, flow, flooding) c. Wildlife habitat (<i>where applicable</i>) The wildlife habitat will remain strong and beneficial. d. Vegetative cover Existing trees, russian olive, and grassy areas. Certain areas will be used for growing agriculture/plant nursery to support operation. e. Night light Existing as-built and approved on existing building. 2. Social a. Visual Highly screened from existing natural buffers. b. Traffic (<i>type/amount of traffic generated by the project</i>) Low impact. 15-20 vehicles per day and only M-F c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) Vehicles d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities N/A



3. Economic

a. Influence on surrounding land values

Due to low impact and natural open space, to remain we see no negative impact on surrounding land values. All natural buffers to remain.

b. Growth inducement potential

N/A

c. Off-site costs of public improvements

N/A

d. Proposed tax revenues (*assessed valuation*)

\$20,000 with Agriculture Tax

e. Availability or provisions for utilities

Already existing

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?

All natural buffers to remain as is. Additional evergreen screening proposed in identified area to increase buffer.

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

Site already developed. Any disturbed areas will be seeded to gain vegetation.

L. What beautification steps are built into the development?

The site is a very natural, beautiful property. The proposed operation will be in the center of the property leaving large amounts of intended natural buffering.

M. What alternative plans are offered?

Alternative plans have been proposed to increase the home density for a residential development. This has not been approved.



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

Today, this 24 acre property consist of a natural setting that provides, in majority, a park like setting that is an absoulute benefit to the wildlife and all surrounding property owners. With our proposed plan we will be protecting this setting in a way that is unparralled to any alterante proposed use. Our use will result in the least amount of traffic, and negative impact to the natural settting, the community and the surrounding neighbors. The ecological impact will be highly beneficial in all aspects.