



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

Project Information

Name Priya Senior Living Campus		
Description of Proposed Project Proposed 219,000 sf 2-story Senior Living Facility with a 194 stall parking lot on a 12.98 acre parcel, zoned R-4 One Family Residential with FB-1 Flex Business Overlay.		
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	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 on-site soils are primarily "Oshtemo-Boyer" loamy sands, which are common to this area.

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

The site is vacant (undeveloped) and partially covered with trees and brush.

3. Describe the ground water supply & proposed use

The depth of the ground water is approximately 9 -19 ft per soil boring logs.

4. Give the location & extent of wetlands & floodplain

No floodplain or wetlands are located on-site.

5. Identify watersheds & drainage patterns

Clinton River Watershed. The drainage pattern is sheds from the center of the property out.

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

The Site is not shown on the City's historic district map. There is a historic home that will remain in its current location, and be otherwise undisturbed by the proposed development.

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

There is an existing 2-story single-family house on the west side of the parcel near S. Adams Rd.



D. Are there important scenic features? No
E. What access to the property is available at this time? The site has access from both S. Adams Rd. and South Blvd.
F. What utilities are available? Water, sanitary, gas and electric are immediately available adjacent to the site.

Part 2. The Plan

A. Residential (Skip to B. below if residential uses are not proposed)
1. Type(s) of unit(s) Residential senior living
2. Number of units by type Studio-13 units, 1 Bed/1 Bath 36 units, 1 Bed Delux 53 units, 2 Bed/2 Bath 70 units
3. Marketing format, i.e., rental, sale or condominium Rental
4. Projected price range \$2,000 - \$4,200 Monthly (preliminary and subject to change)
B. Non-Residential/Mixed-Use (Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)
1. Anticipated number of employees 6:00am-2:00pm (25 employees), 2:00pm-10:00pm (25 employees), and 10:00pm-6:00am (8 employees) at full capacity. These numbers will reduce during lease up until maximum amount of staff is needed.
2. Hours of operation/number of shifts Operating 24 hours, 7 days a week.
3. Operational schedule (continuous, seasonal, seasonal peaks, etc.) Continuous
4. Description of outside operations or storage No outside storage proposed.



5. Delineation of trade area 5 mile radius of Rochester Hills and Surrounding Areas
6. Competing establishments within the trade area (<i>document sources</i>) Various senior living facilities immediately adjacent to the site
7. Projected growth (physical expansion or change in employees) none

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan? 1. Total number of acres of undisturbed land 2.38 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 2.38 5. Number of acres of public open space 0 6. Extent of off-site drainage no off-site drainage 7. List of any community facilities included in the plan none 8. How will utilities be provided? Provided from existing infrastructure located within the S. Adams Rd. and South Blvd. rights-of-way.
B. Current planning status site plan review
C. Projected timetable for the proposed project Construction to begin in Spring 2022, with completion in spring of 2023.
D. Describe or map the plan's special adaptation to the geography Site will maintain existing topography and drainage patterns.
E. Relation to surrounding development or areas The development will be consistent with other developments in the surrounding area.



F. Does the project have a regional impact? Of what extent & nature? No regional impact is anticipated.
G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact Normal construction effects are anticipated during construction. SESC plan will be provided to minimize impacts on surface water during construction activities.
H. List any possible pollutants Typical construction site pollutants are anticipated such as trash, traffic and runoff.
I. What adverse or beneficial changes must inevitable result from the proposed development? 1. Physical a. Air quality Physical: Project will increase the amount of imperviousness; Air: Negligible Impact b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) Water: Negligible Impact. Site will have on-site storm water management system c. Wildlife habitat (<i>where applicable</i>) Wildlife habitat will be reduced when the parcel is developed. d. Vegetative cover Vegetative cover will be reduced when the parcel is developed. e. Night light Site lighting will be designed in accordance with the City's requirements 2. Social a. Visual The site will be transformed from a vacant parcel to a senior living development. b. Traffic (<i>type/amount of traffic generated by the project</i>) Additional traffic may result from the construction of the senior living facility. Impacts are anticipated to be negligible based on the proposed use. c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) All modes of transportation, specifically bikes and pedestrians, are encouraged. d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities All the above are within a reasonable distance traveling by car.



3. Economic

a. Influence on surrounding land values

There should be a positive effect on surrounding values considering the proposed site and architectural design.

b. Growth inducement potential

The development of the subject parcel is likely to increase the potential for other developments on this corner.

c. Off-site costs of public improvements

There are no off-site improvements associated with this project.

d. Proposed tax revenues (*assessed valuation*)

Tax revenues will increase as the vacant property will be developed as a senior living development.

e. Availability or provisions for utilities

Utilities are readily available

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?

The land immediately surrounding the proposed development is to be maintained to be consistent with the City's Master Plan.

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

The proposed development will reestablish ground cover with an extensive landscape plan to enhance the proposed development and maintain some of the existing vegetation.

L. What beautification steps are built into the development?

An extensive landscape plan in accordance with the City's requirements has been included as a part of the site plan submittal documents.

M. What alternative plans are offered?

none



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 analysis of the environmental impact of the proposed development leads to the inevitable conclusion that the net effect of the proposed development will enhance rather than harm the environment. The development will have a beneficial environmental effect in the immediate area by preserving a portion of the existing vegetation, and is consistent with the surrounding uses. The proposed site improvements and building construction will enhance aesthetic values and meet the residents' needs for senior housing.