

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309
Phone: 248-656-4660
Fax: 248-841-2576
Email: planning@rochesterhills.org

For City Use Only:

File No. 10-007
Escrow No. _____
Date: 11/2/2010

RESIDENTIAL DEVELOPMENT
Guidelines for an Environmental Impact Statement

PURPOSE

The purpose of the Environmental Impact Statement is:

- A. To 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. To 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. To facilitate participation of the citizenry in the review of Community developments.
- D. To provide guidelines for standards as required by Ordinance Chapter 138, Article 2, Section 138-2.204.

CONTENT

The Environmental Analysis Report (Part I and II), the Impact Factors (Part III), and the Summary (Part IV), which together form the Environmental Impact Statement, should meet all of the following requirements:

- A. The Statement 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 Environmental Impact Statement 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 five (5) acres or more, a topographic presentation indicating slopes 12% and more, depressions, major drainage patterns, wooded areas, flood plains, and wetlands is required.

GUIDELINES FOR ANALYSIS REPORT

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 Environmental Impact Statement analysis report 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 Environmental Impact Statement analysis report 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 data required does not apply, simply state "Not Applicable".

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?
- Comment on the suitability of the soils for the intended use. *Excellent*
 - 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. *None*
 - Describe the ground water supply and proposed use. *None*
 - Give the location and extent of wetlands and floodplain. *None*
 - Identify watersheds and drainage patterns.
- B. Is there any historical or cultural value to the land? *No*

- C. Are there any man-made structures on the parcel(s)? *a home*
- D. Are there important scenic features? *Trees*
- E. What access to the property is available at this time? *Residence*
- F. What utilities are available? *gas, water, electric, phone*

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

DESCRIPTION OF PROJECT

- A. Type(s) of unit(s). *Residential day care home*
- B. Number of units by type.
- C. Marketing format, i.e., rental, sale or condominium. *N/A*
- D. Projected price range. *N/A*
- E. Type of traffic generated by the project. *Between 7-8am, 4-5 cars
Some at 5pm. (could be fewer - some picked up at 3pm)*

**PART III
IMPACT FACTORS**

- A. What are the natural and urban characteristics of the plan?
 - 1. Total number of acres of undisturbed land. *.12 acre*
 - 2. Number of acres of wetland or water existing. *0*
 - 3. Number of acres of water to be added. *.12*
 - 4. Number of acres of private open space. *0*
 - 5. Number of acres of public open space. *N/A - 0*
 - 6. Extent of off-site drainage. *N/A*
 - 7. List of any Community facilities included in the plan. *N/A*
 - 8. How will utilities be provided? *Through home*
- B. What is the current planning status? *No changes to inside or
outside of home or property.*

- C. Projected timetable for the proposed project. *Early 2011*
- D. Describe or map the plan's special adaptation to the geography. *N/A*
- E. Relation to surrounding development or areas. *N/A*
- F. Does the project have a regional impact? *No*
- Of what extent and nature?
- G. Describe anticipated adverse effects during construction and what measures will be taken to minimize the impact. *N/A*
- H. List any possible pollutants. *N/A*
- I. What adverse or beneficial changes must inevitable result from the proposed development?
- 1) Physical
 - a. Air Quality *N/A*
 - b. Water effects (pollution, sedimentation, absorption, flow, flooding)
 - c. Wildlife habitat, where applicable
 - d. Vegetative cover
 - e. Night light
 - 2) Social
 - a. Visual *minimal*
 - b. Traffic *minimal*
 - c. Modes of transportation (automotive, bicycle, pedestrian, public)
 - d. Accessibility of residents to:
 - (1) Recreation *N/A*
 - (2) Schools, libraries
 - (3) Shopping
 - (4) Employment
 - (5) Health facilities
 - 3) Economic
 - a. Influence on surrounding land values *N/A should have none*
 - b. Growth inducement potential
 - c. Off-site costs of public improvements *N/A*
 - d. Proposed tax revenues (assessed valuation) *same as home*
 - e. Availability or provisions for utilities *N/A*

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? *Indoor day care and backyard play time several hours a day.*
- 2) What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover? *N/A*
- 3) What beautification steps are built into the development? *Trees buffer yard*
- 4) What alternative plans are offered? *None*

**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. *None*

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 *None*
- Residential, commercial or industrial needs *N/A*
- Treatment of special features of natural, scenic or historic interest *N/A*
- Economic effect *N/A*
- Compatibility with neighborhood, City and regional development, and the City's Master Land Use Plan *residential use in residential zoning. Only open during Rochester Schools schedule (no summers, holidays)*