



ASSESSING DEPARTMENT  
Kurt Dawson, Director

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From: Nancy McLaughlin  
To: Ed Anzek  
Date: 12/08/15  
Re: File No.: 15-006  
Project: Bloomer Woods Review #1  
Parcel No: 70-15-13-301-058  
Applicant: Lombardo Homes/G. Windingland

The legal description contains a portion of right of way that was not previously dedicated. The right of way needs to be dedicated.



## Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP  
 Date: 2/1/2016  
 Re: **Bloomer Woods (City File #15-006)**  
**Preliminary Site Condominium Plan - Planning Review #2**

The applicant is proposing to construct a 30-unit, single-family site condominium development on 12.8 acres on the east side of John R Road just north of Avon Road. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance (*Chapter 138*) and One-Family Residential Detached Condominiums Ordinance (*Chapter 122, Article IV*). The comments in this and other review letters are minor in nature and can be addressed during final site plan review following preliminary review by the Planning Commission for consideration.

1. **Condominium Review Process** (*Section 122-366-368*). The condominium review process consists of a two step process as follows:

- a. **Step One: Preliminary Plan.** The preliminary plan is intended to depict existing site conditions, proposed use, layout of streets and lots, location of site improvements, buildings, utilities, and open space including an environmental impact statement to document the information required in the subdivisions ordinance for tentative approval of a preliminary subdivision plat. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.
- b. **Step Two: Final Plan.** The second step in the process is to develop final site plans based on the approved preliminary plan and to submit the Master Deed and evidence of all state and county agency approvals. This step requires a Planning Commission recommendation to City Council followed by review by the City Council.

**Compliance Criteria.** *Section 122-155(b)* sets forth the criteria that a preliminary condominium plan must meet. Each of the criterion are listed below, followed by staff comments in italics on the proposed project's compliance with each.

- a. Applicable sections and regulations of this Code. *In compliance with conditions, refer to the comments in this and other review letters pertaining to compliance with applicable ordinance requirements.*
  - b. Availability and adequacy of utilities. *In compliance with conditions in the review letter dated January 25, 2016 from the DPS/Engineering Department and the January 26, 2016 letter from the Fire Department.*
  - c. An acceptable comprehensive development plan. *In compliance, the preliminary plan appears to represent an acceptable comprehensive development plan that is consistent with zoning.*
  - d. A reasonable street and lot layout and orientation. *In compliance, the preliminary plan represents a reasonable street and lot layout.*
  - e. An environmental plan showing no substantially harmful effects. *In compliance, an Environmental Impact Statement (EIS) meeting ordinance requirements has been submitted.*
2. **Zoning and Use** (*Section 138-4.300*). The site is zoned R-3 One Family Residential District Residential with MR Mixed Residential Overlay which permits one-family detached dwellings as permitted uses. Refer to the table below for the zoning and existing and future land use designations for the proposed site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
Proposed Site	R-3 One Family Residential w/ MR Mixed Residential Overlay	Vacant	Residential 4/Mixed Residential
North	R-3 One Family Residential w/ MR Mixed Residential Overlay	Bishop Drain detention basin	Residential 4/Mixed Residential
South	R-3 One Family Residential w/ MR Mixed Residential Overlay	Single family homes & vacant	Residential 4/Mixed Residential

	Zoning	Existing Land Use	Future Land Use
East	RMH Manufactured Housing Park & R-3 One Family Residential	Rochester Estates Manufactured Housing Park	Multiple Family
West	R-3 One Family Residential	Single family homes	Residential 4

3. **Site Layout and Access** (Section 138-5.100-101 and 138-5.200). Refer to the table below as it relates to the area, setback, and building requirements of the R-3 district.

Requirement	Proposed	Staff Comments
<b>Avg. Min. Lot Width</b> (Lot Size Variation option) 90 ft., no lot less 81 ft. (10%)	Avg. 88.8 ft., ranging from 81 to 107.5 ft.	In compliance
<b>Avg. Min. Lot Area</b> (Lot Size Variation option) 12,000 sq. ft., no lot less 10,800 sq. ft. (10%)	Avg. 12,069 sq. ft., ranging from 10,800 to 20,581 sq. ft.	In compliance
<b>Max. Density</b> 2.9 dwelling units/acre=37 units	30 units (2.3 units per acre)	In compliance
<b>Max. Height</b> 2.5 stories/30 ft.	2.5 stories/30 ft.	In compliance
<b>Min. Front Setback</b> 30 ft.	30 ft.	In compliance
<b>Min. Side Setback</b> (each/total) 10 ft./20 ft., 25 ft. side lot abutting corner	10 ft./20 ft., 25 ft. corner	In compliance
<b>Min. Rear Setback</b> 35 ft.	35 ft.	In compliance
<b>Min. Floor Area</b> 1,200 sq. ft	1,200 sq. ft	In compliance
<b>Max. Lot Coverage</b> 30%	30%	In compliance

4. **Natural Features.** In addition to the comments below, refer to the review letters from the Engineering and Forestry Departments that pertain to natural features protection.
- a. **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS has been submitted that meets ordinance requirements.
  - b. **Natural Features Setback** (Section 138-9 Chapter 1). A 25 ft. natural features setback is required from any wetland or watercourse, and 1,075 linear feet of setback are proposed to be impacted therefore a natural features setback modification is required. Refer to the ASTI review letter dated January 26, 2016. A permanent boulder and landscape wall has been proposed in accordance with staff recommendation, where abutting proposed units (units 14 through 17) to prevent encroachment.
  - c. **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
  - d. **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is subject to the city's tree conservation ordinance, and so any healthy tree greater than 6" in caliper that will be removed must be replaced with one tree credit. Trees that are dead or in poor condition need not be replaced.
    - 1) **Minimum Number of Trees Preserved.** 37% of the total number of regulated trees which exist within the area being developed must be preserved. The site contains 449 regulated trees, and 169 regulated trees are being preserved, resulting in 37.6% of the regulated trees meeting ordinance requirements.
    - 2) **Replacement Trees.** There are 280 regulated trees being removed, which requires the approval of a tree removal permit and 280 tree replacement credits. The plans indicate 280 replacement tree credits on-site; however only 274 are indicated on the landscape plan. **Six additional replacement credits must be accounted for.**
  - e. **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site contains wetland area that is regulated by the city and likely MDEQ, accounting for approximately 1.39 acres. 0.33 acres of wetlands will be both temporarily and permanently impacted and a wetland use permit is required. Refer to the ASTI review letter dated January 26, 2016.

5. **Landscaping** (*Section 138-12.100-308 and Section 122-304(7)*). Refer to the table below as it relates to the landscape requirements for this project. These requirements are in addition to replacement credits required above.

Requirement	Proposed	Staff Comments
<b>Street Trees</b> Min. 1 deciduous per lot = 30 deciduous	0 deciduous	The city shall plant street trees in the ROW after construction of the project is complete, the applicant shall pay \$200 per lot to account for this planting
<b>Right of Way</b> (John R: 928 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 27 deciduous + 16 ornamental	19 deciduous 8 (existing) 16 ornamental	In compliance
<b>Stormwater</b> (Approx 491 ft.) 6 ft. width + 1.5 deciduous + 1 evergreen + 4 shrubs per 100 ft. = 8 deciduous + 5 evergreen + 20 shrubs	8 deciduous 5 evergreen 20 shrubs	In compliance
<b>TOTAL</b> 35 deciduous 5 evergreen 16 ornamental 20 shrubs	27 deciduous 8 (existing) deciduous 5 evergreen 16 ornamental 20 shrubs	In compliance

6. **Architectural Design** (*Architectural Design Standards*). The proposed building elevations have not been submitted at this time. Individual homes must be designed to meet the intent of the Architectural Design Standards and will be reviewed under a separate permit issued by the Building Department.
7. **Entranceway Landscaping and Signs.** (*Section 138-12.306 and Chapter 134*). Entryway signage and landscaping is indicated on the plans and a sign detail is provided. A note is included on the plans that states that all signs must meet the requirements of the City and be approved under separate permits issued by the Building Department.



BUILDING DEPARTMENT  
Scott Cope Director

From: Craig McEwen, R.A., Building Inspector/Plan Reviewer *CDM*  
To: S. Roediger, Planning Department  
Date: November 24, 2015  
Re: Bloomer Woods - Review #1  
Sidwell: 15-13-301-058  
City File: 15-006

The site plan review for the above reference project was based on the following drawings and information submitted:

Sheets: Sheets 0-9, and Environmental Impact Statement.

References are based on the Michigan Residential Code 2009.

**Please note that new 2015 Michigan Residential and Energy Codes will go into effect February 8, 2016.**

Approval recommended based on submission of individual residence plot plans complying with the following for code compliant site drainage at the time of building permit application.

1. Lots shall be graded to fall away from foundation walls a minimum of 6 inches within the first 10 feet.  
**Exception:** Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building. Section R-401.3
2. Swales in general shall be sloped 1% minimum (see exception to comment #1 above.)
3. Lots with rear or front drainage shall have a protection swale 1'-0" minimum below the grade at the house foundation.
4. Driveway slopes shall meet the following requirements:
  - a. Approach and driveway: 2% minimum – 10% maximum.
    - i. Drive to Lot 27 appears to be more than 10%.
  - b. Sidewalk cross-slope (including portion in the driveway approach): 1% minimum, 2% maximum.
  - c. Side-entry garage: 2% minimum, 4% maximum.

If there are any questions, please call the Building Department at 248-656-4615. Office hours are 8 a.m. to 5 p.m. Monday through Friday.



**FIRE DEPARTMENT**

Sean Canto

Chief of Fire and Emergency Services

From: James L. Bradford, Lieutenant/Inspector  
To: Planning Department  
Date: January 26, 2016  
Re: Bloomer Woods

**SITE PLAN REVIEW**

**FILE NO: 15-006**

**REVIEW NO: 2**

**APPROVED     X**

**DISAPPROVED \_\_\_\_\_**

The Rochester Hills Fire Department recommends approval of the above referenced site plan contingent upon the following condition being met.

1. Provide documentation that the minimum fire flow requirement of 1000 gallons per minute can be obtained.
  - Fire flow data can be obtained by contacting the Rochester Hills Engineering Department at (248) 656-4640.

If you have any questions, please feel free to contact me at 248.841.2708.

Lt. James L. Bradford  
Fire Inspector



DPS/Engineering  
Allan E. Schneck, P.E., Director

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From: Jason Boughton, AC *JRB*  
To: Sara Roediger, Manager of Planning  
Date: January 25, 2016  
Re: Bloomer Woods, City File #15-006, Section #13  
**Site Plan Review #2**

Engineering Services has reviewed the site plan received by the Department of Public Services on January 19, 2016 for the above referenced project. Engineering Services **does** recommend site plan approval with the following comments:

**Storm Sewer**

1. Bishop drain is under the jurisdiction of the Oakland County Water Resource Commission. Correspondence from them is necessary to verify there is 21,631 cubic feet of storage in the existing detention basin exists for the proposed development.
2. Revise the channel protection volume as needed.
3. Revise the bottom of the forebay to be consistent between the plan view and the cross section. Providing the deepest sump for the forebay is the best scenario.

The applicant will need to submit for a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to get the construction plan review process started.

JRB/jb

c: Allan E. Schneck, P.E., Director; DPS  
Tracey Balint, P.E., Public Utilities Engineer; DPS  
Keith Depp, Staff Engineer  
Sandi DiSipio; Planning & Development Dept.

Paul Davis, P.E., City Engineer/ Deputy Director; DPS  
Paul Shumejko, MBA, MS, P.E., PTOE, Transportation Engineer; DPS  
Sheryl McIsaac, Office Coordinator; DPS  
File

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Parks & Forestry  
Michael A. Hartner, Director

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To: Sara Roediger

From: Gerald Lee

Date: December 28, 2015

Re: Brampton Parc

Review #2

File #15-001

Forestry review pertains to public right-of-way tree issues only.

No additional comments at this time.

GL/crf

cc: Sandi DiSipio, Planning Assistant





**WRC**  
**WATER RESOURCES COMMISSIONER**

*Jim Nash*

December 1, 2015

RECEIVED

Ms. Sara Roediger, Manager of Planning  
Planning and Economic Development  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

DEC 8 2015

PLANNING DEPT.

Reference: **Bloomer Woods**  
**Part of the Southwest ¼ of Section 13, City of Rochester Hills**

Dear Ms. Roediger:

This office has received one (1) set of plans for the referenced project which were submitted for review.

Our review indicates that the proposed project will involve the Bishop Drain, a legally established County Drain under the jurisdiction of this office. Therefore, a storm drainage permit will be required from this office. Please submit two sets of plans with a Request for Services Application for review and approval.

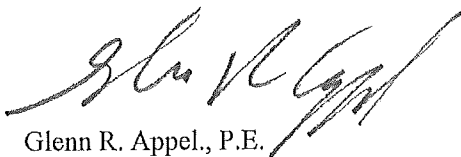
The sanitary sewer is within the Clinton-Oakland Sewage District System. Proposed sewers of 8" or greater will require City approved construction plans be submitted to this office.

Please note that, permits, approvals or clearances from federal, state or local authorities and public utilities and private property owners must be obtained as applicable.

Related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. **An application for the required soil erosion permit shall be submitted to this office.**

If there are any questions regarding this matter, please contact Paul Gibbs at 248-858-1329.

Sincerely,



Glenn R. Appel, P.E.  
Chief Engineer

GRA/PG



January 26, 2016

Sara Roediger  
Department of Planning and  
Economic Development  
**City of Rochester Hills**  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309-3033

**Subject: File No. 15-006 Bloomer Woods Condominiums;  
Wetland Use Permit Review #2;  
Plans received by the City of Rochester Hills on  
January 15, 2016**

**Applicant: Lombardo Homes/G. Windingland**

Dear Ms. Roediger:

The above referenced project proposes to construct 30 residential condominium units on a 12.843-acre property located on the east side of John R. Road, north of Avon Road, and south of Bloomer Road. The subject site includes wetlands regulated by the City of Rochester Hills and likely the Michigan Department of Environmental Quality (DEQ).

ASTI has reviewed the site plans received by the City on January 15, 2016 (Current Plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance and offers the following comments for your consideration.

#### **COMMENTS**

1. **Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing and the proposed activity has not been previously authorized.

2. **Wetland and Watercourse Determinations (§126-531).** This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.
  - a. This review has been undertaken in the context of a valid Wetland and Watercourse Boundary Determination previously completed by ASTI for the property on May 6, 2015. ASTI agrees with the depiction of the on-site wetlands on the current plans. The applicant should be advised that wetland delineations are only considered valid by the DEQ and the City for a period of three years.
3. **Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review of the Current Plans has been undertaken in the context of those general parameters, as well as the specific requirements listed below.
  - a. All impacts to City- and DEQ-regulated wetlands are shown on the Current Plans to ASTI's satisfaction.
  - b. The Current Plans show approximately 655 square feet of wetland impacts will occur in the northwest portion of the site from the construction of a proposed storm water culvert and from the construction of a proposed detention pond. The wetland in this area is of low quality and ASTI recommends that the City allow a Wetland Use Permit for this action. These impacts are shown on the Current Plans to ASTI's satisfaction.
  - c. The Current Plans show approximately 215 square feet of temporary wetland impacts will occur from the construction of a proposed storm water culvert in the northwest corner of the site.

This proposed action qualifies for an exception to the Wetland Use Permit provided that: (1) a prior written notice is given to the City Engineer and written consent is obtained from the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized. Revised plans should also note that BMPs will be implemented during the construction phase of the proposed project. ASTI recommends that any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City-approved wetland seed mix, where possible. This is noted on the Current Plans to ASTI's satisfaction.

- d. The Current Plans show approximately 1,300 square feet of permanent wetland impacts will occur in the west-central portion of the site from the construction of a portion of the proposed Balsam Circle private drive. The wetland in this area is of low quality and ASTI recommends that the City allow a Wetland Use Permit for this action. These impacts are shown on the Current Plans to ASTI's satisfaction.
  - e. The Current Plans show approximately 12,200 square feet of permanent wetland impacts will occur in the north-central portion of the site from the construction of Lot 15 and Lot 16. The wetland in this area is forested and of medium quality and the impacts to this wetland are shown on the Current Plans to ASTI's satisfaction. In a previous review, ASTI recommend that the City allow for a Wetland Use Permit for this action on the condition a permanent barrier, such as a field stone wall 18-inches or more in height, be placed along the northern boundaries of Lots 15 and 16 so as to prevent any further unplanned impacts to the wetland in this area. The Current Plans indicate that an 18-24" boulder barrier with tree plantings is proposed in this area, which is to ASTI's satisfaction.
4. **Use Permit Approval Criteria (§126-565).** This Section lists criteria that shall govern the approval or denial of an application for a Wetland Use Permit. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review:
- a. A Wetland Use Permit from the City and a DEQ Part 303 Permit are required for this project as proposed. Once a DEQ permit is received by the applicant, it must be submitted to the City for review.
5. **Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.
- a. All Natural Features Setback areas are shown and labeled as "Natural Features Setback" and all impacts to Natural Features Setback areas are depicted and stated in lineal feet on revised plans, which is to ASTI's satisfaction.
  - b. Approximately 175 linear feet of Natural Features Setback in the northwest portion of the site will be permanently impacted from the construction of the proposed detention pond. The Natural Features Setback in this area is of low quality and ASTI recommends that the City allow for a Natural Features Setback modification for this action. These impacts are shown on the Current Plans to ASTI's satisfaction.

- c. Approximately 600 linear feet of permanent Natural Features Setback impacts will occur in the north-central portion of the site from the construction of Lots 17, 18, 19, 26, and a portion of Balsam Circle. The Natural Features Setback in this area is of low quality and ASTI recommends that the City allow for a Natural Features Setback modification for this action. These impacts are shown on the Current Plans to ASTI's satisfaction.
- d. Approximately 300 linear feet of Natural Feature Setback will occur in the north-central portion of the site from the construction of Lots 14, 15, 16, and a portion of Balsam Circle. The Natural Features Setback in this area is of low quality and ASTI recommends that the City allow for a Natural Features Setback modification for this action. These impacts are shown on the Current Plans to ASTI's satisfaction.

**RECOMMENDATION**

ASTI recommends the City approve the Current Plans on the condition that a DEQ permit for the Current Plans, as stated in Comment 4.a, is obtained and submitted to the City for review.

Respectfully submitted,

**ASTI ENVIRONMENTAL**



Kyle Hottinger  
Wetland Ecologist



Dianne Martin  
Director, Resource Assessment & Mgmt.  
Professional Wetland Scientist #1313

# Bloomer Woods

## Environmental Impact Statement

November 17, 2015

**DEVELOPER:**

LOMBARDO HOMES  
(586) 781-2364

51237 DANVIEW TECHNOLOGY COURT, SHELBY TWP., MI 48315

**ENGINEER:**

COMMUNITY E.S., INC.  
CIVIL ENGINEERING & SURVEYING  
(586) 677-4081

6303 26 MILE ROAD, STE. 110, WASHINGTON, MI 48094

**LANDSCAPE ARCHITECT:**

DONALD C. WESTPHAL ASSOCIATES L.L.C.  
LANDSCAPE ARCHITECTS AND SITE PLANNERS  
(248) 651-5518

71 N. LIVERNOIS, STE. A, ROCHESTER HILLS, MI 48307



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# City of Rochester Hills, MI Residential Development Guidelines for an Environmental Impact Statement

For City Use Only:

File No. \_\_\_\_\_

Escrow No. \_\_\_\_\_

Date: \_\_\_\_\_

## 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
  - 8) 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.



Guidelines for an Environmental Impact Statement

- 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?
- 1) Comment on the suitability of the soils for the intended use.  
*Oakville fine sand soils, the predominant soils on site and in the surrounding area have been successfully developed in a similar fashion for residential use.*
  - 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.  
*An extensive tree survey was performed by a certified forester and has been submitted as part of the tree preservation plan.*
  - 3) Describe the ground water supply and proposed use.  
*As with 1. above, the ground water in the area if present will not affect the residential use of the property.*
  - 4) Give the location and extent of wetlands and floodplain.  
*A portion of the site along the west property boundary was mapped as wetlands by ASTI. The plan for Bloomer Woods has all but 0.33 Acres of that area preserved to protect the existing trees there.*
  - 5) Identify watersheds and drainage patterns.  
*The project site is part of the Red Run sub-watershed of the larger Clinton River*





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Residential Development

Guidelines for an Environmental Impact Statement

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*Watershed in the southeast portion of the City. The predominant flow is to the southeast in the watershed. Interestingly, the project site slopes to the northwest with drainage to the detention pond north of the site and along John R Road flowing north.*

- B. Is there any historical or cultural value to the land?  
*There are none that we can determine.*
- C. Are there any man-made structures on the parcel(s)?  
*Three residences and associated outbuildings were on the parcels. These structures have since been removed as part of the development process.*
- D. Are there important scenic features?  
*A portion of the site is wooded including the area mapped as wetlands at the north end of the property.*
- E. What access to the property is available at this time?  
*John R Road is the West boundary of the site. Three residential driveways serving the previous residences on the property enter off John R road.*
- F. What utilities are available?  
*All utilities, sewer, water, gas, electricity and telephone are available to the site.*



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

A. Description of Project

- 1) Type(s) of unit(s): *Single Family Site Condominiums*
- 2) Number of units by type: *30 Single Family Homes*
- 3) Marketing format, i.e., rental, sale or condominium: *Fee Simple Sales*
- 4) Projected price range: *\$350,000- \$450,000*
- 5) Type of traffic generated by the project: *Per ITE class 210, single family detached residences, 10 trips per unit per day or 300 trips per day for the 30 homes.*

PART III  
IMPACT FACTORS

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

- 1) Total number of acres of undisturbed land. *2.74 acres*
- 2) Number of acres of wetland or water existing. *1.39 acres*
- 3) Number of acres of water to be added: *0.34 acres in the detention area.*
- 4) Number of acres of private open space. *See #1 above.*
- 5) Number of acres of public open space. *Not Applicable.*
- 6) Extent of off-site drainage. *Storm water is directed to detention ponds on the North end of the property.*
- 7) List of any Community facilities included in the plan: *None*
- 8) How will utilities be provided? *The project will tap in to existing City Water and sanitary sewer lines. All utilities will be provided underground.*

B. What is the current planning status? *The project is being submitted to the city for site plan review.*

C. Projected timetable for the proposed project. *The developers hope to complete the development as soon as possible and begin home construction early in 2016.*

D. Describe or map the plan's special adaptation to the geography. *This small twelve acre site has no significant geographic features. It slopes from the south to the north-northwest. The fewest trees on site are in the vicinity of the previously existing residences. For these reasons, the storm water detention facilities are located at the northwest corner of the site.*

E. Relation to surrounding development or areas. *The site is bound by a large detention pond on the north, Rochester Estates to the east and a single residential home to the*



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Residential Development  
Guidelines for an Environmental Impact Statement

*south. A single-family residential neighborhood is across John R to the west. There are no plans to tie Bloomer woods to adjacent properties.*

- 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 traffic and noise during the development and home construction period is anticipated. Hours of activity will be limited per city regulations. Since the main access to the site is off John R Road, no construction traffic will traverse the streets in any adjacent subdivisions.*
  
- H. List any possible pollutants. *None anticipated beyond normal construction equipment exhaust.*



Guidelines for an Environmental Impact Statement

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 utilized to control the storm drainage from the site.*
- c. Wildlife habitat, where applicable: *The subdivision development will diminish the amount of wildlife habitat on site. Protective easements will protect some of the remaining treed areas.*
- d. Vegetative cover: *Undergrowth on much of the site is limited due to the shade created by trees on site. Following development, all open ground areas will be covered with lawns and plantings.*
- e. Night light: *Lighting where provided will be shielded to diminish its effect on neighboring properties and night light.*

2) Social

- a. Visual: *While a significant change will be made to the visual appearance of the site from John R Road and the rear yards of adjacent homes, an effort has been made to preserve where possible the stand of trees along the north property boundary and the perimeter of the site. Additional preservation areas are designated to allow for the preservation of trees per the city tree protection ordinance.*
- b. Traffic: *Little impact to traffic is expected. John R Road dead ends less than one mile north of the site and most traffic leaving the development will head south toward Avon Road.*
- c. Modes of transportation (automotive, bicycle, pedestrian, public): *Via automobile on dedicated streets, by bike and pedestrian on the extension of the pathway along John R and sidewalks within the subdivision is anticipated. Limited public transportation is available within the city.*
- d. Accessibility of residents to: *Convenient access to John R Road, a major thoroughfare, will make all the facilities listed below accessible to the residents.*
  - (1) Recreation
  - (2) Schools, libraries
  - (3) Shopping
  - (4) Employment
  - (5) Health facilities

3) Economic



Guidelines for an Environmental Impact Statement

- a. Influence on surrounding land values: *The addition of 30 high quality homes in the \$350,000.00 - \$450,000 price range will have a beneficial effect on the surrounding land values.*
- b. Growth inducement potential: *Rochester Hills is a desirable place to live and work and the addition of the homes in Bloomer Woods will add to the desirability of the city and its future growth.*
- c. Off-site costs of public improvements: *All offsite costs for improvements will be borne by the developer.*
- d. Proposed tax revenues (assessed valuation): *\$7,108 each for the 30 homesites = \$213,240 Less current \$17,350 = \$195,890 increase in estimated annual property taxes.*
- e. Availability or provisions for utilities: *All Utilities are available to or at the site.*

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? *The project site is being developed as a single family site condominium development in accordance with the master plan and applicable ordinances and requirements. Certainly there will be disruptions during the development and building process as is experienced with all development of this sort. The addition of the 30 quality homes will have a positive effect on the neighbors and the surroundings.*
- 2) What specific steps are planned to revitalize the disturbed or replace the removed vegetative cover? *More than 40% of the trees on site are being preserved. Soil erosion and sediment control measures will be in place during the construction process and all open areas will be seeded, sodded, or planted as part of the home building process. Trees and shrubs will be planted as required by ordinance and in the beautification plans.*
- 3) What beautification steps are built into the development? *Distinctive treatment of the entrance and John R frontage as illustrated in the plans submitted will make Bloomer Woods an attractive addition to the city. Preservation of trees in the north portion of the site will further enhance the appearance of the project.*
- 4) What alternative plans are offered? *None, the small size of the property and requirements for storm water detention make this the optimal plan for the site.*



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 Bloomer Woods the best use for one of the few remaining undeveloped small parcels in the city. Familiarity with the site during site walks and tree inventory, familiarity with the ordinances and processes of the city and meetings with city staff have contributed to the task of making this plan fit the site and become an asset to the community. There is an acknowledged need for additional quality residential housing as a result of the realization that Rochester Hills is a premiere place to work and live. Great care has been taken to balance the special features of the site while maximizing its potential. The economic benefit to the city of nearly doubling the tax base cannot be ignored. The new homes in Bloomer Woods will compare favorably with the homes in the adjacent subdivision and those nearby. As a result, no change in zoning or special accommodation will be needed to allow this attractive and desirable addition to the city to move forward to completion.*



CITY OF ROCHESTER HILLS  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

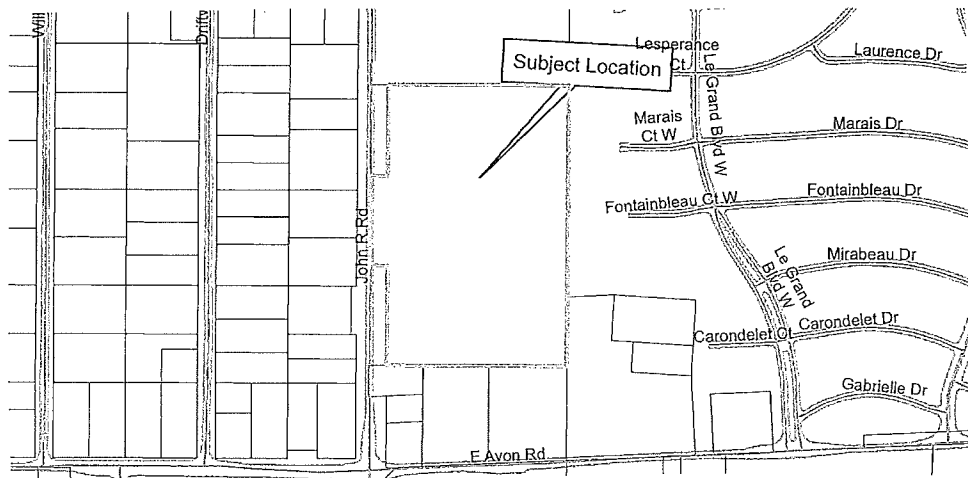
NOTICE OF PUBLIC HEARING

ROCHESTER HILLS PLANNING COMMISSION

**REQUEST:** In accordance with Section 126-565 of the Wetland and Watercourse Protection Ordinance, notice is hereby given that a request for a Wetland Use Permit Recommendation for impacts to up to 15,240 square feet associated with the construction of a 30-unit residential development on 12.8 acres has been submitted to the City. The area is zoned R-3, One Family Residential and affects Parcel No. 15-13-301-058 (City File No. 15-006).

**LOCATION:** East side of John R, north of Avon

**APPLICANT:** Lombardo Homes  
51237 Danview Technology Ct.  
Shelby Township, MI 48315



**DATE OF PUBLIC HEARING:** Tuesday, February 16, 2016 at 7:00 p.m.

**LOCATION OF PUBLIC HEARING:** City of Rochester Hills Municipal Offices  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

Information concerning this request may be obtained from the Planning and Development Department, during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning and Economic Development Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the Public Hearing or by the Planning Commission at the meeting. This recommendation will be forwarded to City Council after the Public Hearing.

**NOTE:** Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.



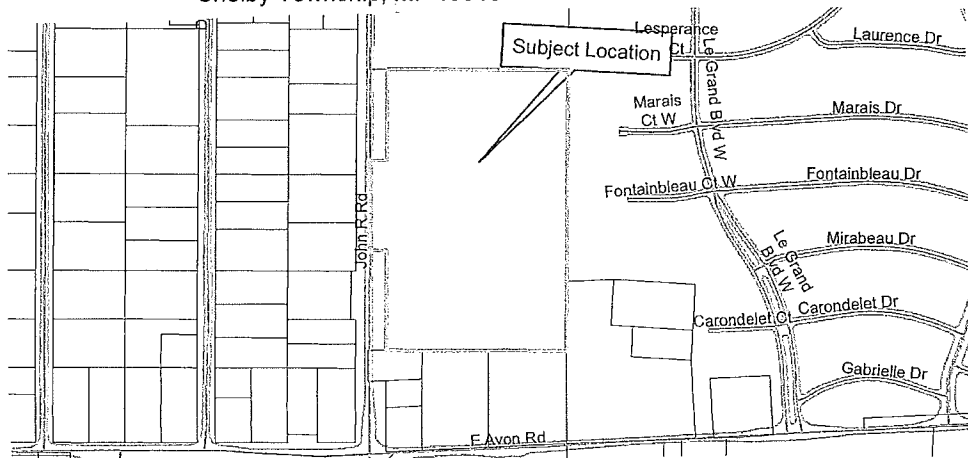
CITY OF ROCHESTER HILLS  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

**NOTICE OF PUBLIC HEARING**  
**ROCHESTER HILLS PLANNING COMMISSION**

**REQUEST:** Preliminary Site Condominium Plan Recommendation. Pursuant to the requirements of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801; the Land Division Act, Public Act 288 of 1967, MCL 560.101, and to Article 1, Section 130-38 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, which requires the Rochester Hills Planning Commission to conduct a Public Hearing before making a recommendation to the City Council. The proposal is for the Bloomer Woods Site Condominiums, a proposed 30-unit, single-family development on 12.8 acres, Parcel No. 15-13-301-058, zoned R-3 (One Family Residential), City File No. 15-006.

**LOCATION:** East side of John R, north of Avon

**APPLICANT:** Lombardo Homes  
51237 Danview Technology Ct.  
Shelby Township, MI 48315



**DATE OF PUBLIC HEARING:** Tuesday, February 16, 2016 at 7:00 p.m.

**LOCATION OF PUBLIC HEARING:** Rochester Hills Municipal Offices  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

Information concerning this request may be obtained from the Planning Department during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the public hearing or by the Planning Commission at the public hearing. This request will be forwarded to City Council after review and recommendation by the Planning Commission.

William F. Boswell, Chairperson  
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-2560) 48 hours prior to the meeting.  
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CITY OF ROCHESTER HILLS  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

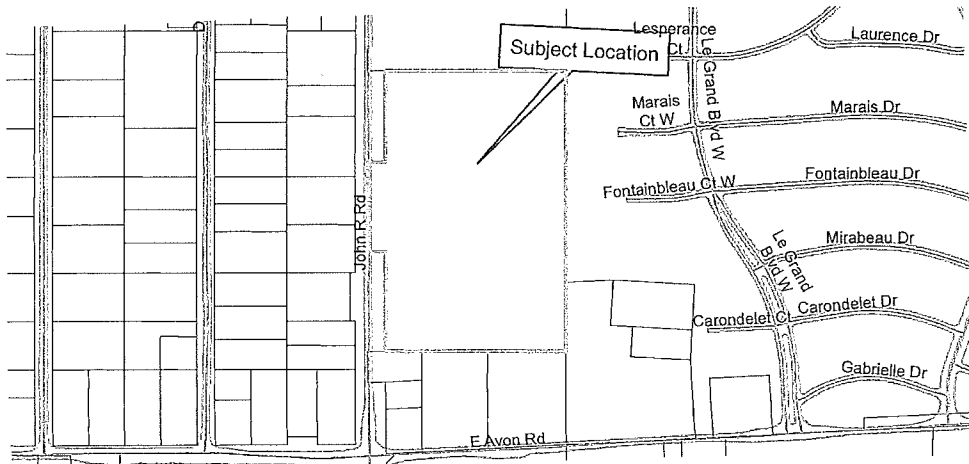
PUBLIC NOTICE

ROCHESTER HILLS PLANNING COMMISSION

**REQUEST:** Pursuant to the Tree Conservation Ordinance, Chapter 126, Article III, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, a minimum of seven days' notice is hereby given to all adjacent property owners regarding the request for a Tree Removal Permit for the removal and replacement of as many as 280 regulated trees associated with the proposed construction of a 30-unit site condominium development. The property is identified as Parcel No 15-13-301-058. (City File No. 15-006).

**LOCATION:** East side of John R, North of Avon

**APPLICANT:** Lombardo Homes  
51237 Danview Technology Ct.  
Shelby Township, MI 48315



**DATE OF MEETING:** Tuesday, February 16, 2016 at 7:00 p.m.

**LOCATION OF MEETING:** City of Rochester Hills Municipal Offices  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309

The application and plans related to the Tree Removal Permit are available for public inspection at the City Planning Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday or by calling (248) 656-4660.

**William F. Boswell, Chairperson  
Rochester Hills Planning Commission**

**NOTE:** Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-4673) 48 hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.  
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