



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

## Environmental Impact Statement (EIS)

**Project Information**

Name	<i>Holy Family Regional Schools - Recreation Area</i>				
Description of Proposed Project	<i>Clearing of property and redefining of site contours for school use as a recreational area.</i>				
Proposed Use(s)	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> <b>Residential</b>  <input type="checkbox"/> Single Family Residential  <input type="checkbox"/> Multiple Family Residential         </td> <td style="width: 33%; vertical-align: top;"> <b>Non-Residential</b>  <input type="checkbox"/> Commercial/Office  <input type="checkbox"/> Industrial  <input checked="" type="checkbox"/> Institutional/Public/Quasi-Public         </td> <td style="width: 33%; vertical-align: top;"> <b>Mixed-Use</b>  <input type="checkbox"/> Describe uses:         </td> </tr> </table>		<b>Residential</b> <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Multiple Family Residential	<b>Non-Residential</b> <input type="checkbox"/> Commercial/Office <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Institutional/Public/Quasi-Public	<b>Mixed-Use</b> <input type="checkbox"/> Describe uses:
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**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 in adequate 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

<p>A. What are the characteristics of the land, waters, plant &amp; animal life present?</p> <p>1. Comment on the suitability of the soils for the intended use  <i>Soils on site are suitable for growing and maintaining grass recreational area.</i></p> <p>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  <i>Site is covered with over 200 trees, many of which are Elms/Silver Maple/Cottonwood with significant brush undergrowth</i></p> <p>3. Describe the ground water supply &amp; proposed use  <i>Site is currently green space and will remain as green space for foreseeable future</i></p> <p>4. Give the location &amp; extent of wetlands &amp; floodplain  <i>Site has gone through City Wetland Determination and found to have none on site.</i></p> <p>5. Identify watersheds &amp; drainage patterns  <i>Site drains from NW to South East over land</i></p>
<p>B. Is there any historical or cultural value to the land?  <i>No</i></p>
<p>C. Are there any man-made structures on the parcel(s)?  <i>Home / Garage / Fence Lines</i></p>



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D. Are there important scenic features? <i>No</i>
E. What access to the property is available at this time? <i>Driveway at southwest corner</i>
F. What utilities are available? <i>Water / Sewer / Gas / Electric / Phone</i>

### Part 2. The Plan

A. <b>Residential</b> (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. <b>Non-Residential/Mixed-Use</b> (Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)
1. Anticipated number of employees
2. Hours of operation/number of shifts
3. Operational schedule (continuous, seasonal, seasonal peaks, etc.)
4. Description of outside operations or storage



5. Delineation of trade area
6. Competing establishments within the trade area (document sources)
7. Projected growth (physical expansion or change in employees)

**Part 3. Impact Factors**

A. What are the natural & urban characteristics of the plan?
1. Total number of acres of undisturbed land $\approx$ 4 acres
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 4.87 Ac Quasi-Public as part of school
5. Number of acres of public open space 4.87 Ac Quasi-Public as part of school
6. Extent of off-site drainage Site currently drains to southeast and is planned to maintain this drainage pattern.
7. List of any community facilities included in the plan 4.8 Ac of cleared Quasi-Public open space as part of school
8. How will utilities be provided? No utilities needed
B. Current planning status R-4 Zoning
C. Projected timetable for the proposed project Complete by Fall w/ use planned for 2017 Spring
D. Describe or map the plan's special adaptation to the geography Plan has been oriented to balance site and provide smooth playing surface while not changing the site drainage pattern
E. Relation to surrounding development or areas Site is planning to maintain perimeter trees while removing interior site trees as previously maintained.



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F.	Does the project have a regional impact? Of what extent & nature? - Site clearing will remove interior trees/Construction Debris/Home/Broken Fish Tanks/and Urban Campsite to provide clear recreational space and remove safety issues.
G.	Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact - Silt fence will be installed prior to mass grading and site clearing to minimize erosion of site. Tree clearing will remove many fallen trees while clearing site.
H.	List any possible pollutants On-site Septic System will be removed/capped per county standards
I.	What adverse or beneficial changes must inevitably result from the proposed development?
1.	Physical
a.	Air quality Adverse effect of many trees being removed while the remaining trees on site will thrive with less vegetative cover and canopy competition. Development keeps site from becoming adverse polluter.
b.	Water effects (pollution, sedimentation, absorption, flow, flooding) Maintaining the site as open space will continue to recharge groundwater while removing debris and septic field will eliminate absorption pollutants.
c.	Wildlife habitat (where applicable) Site is being maintained as open space so some reduction will occur but far less than residential development.
d.	Vegetative cover With reduction in canopy and new vigorous grass planted the vegetative cover will thrive.
e.	Night light Not Applicable -
2.	Social
a.	Visual site Rubbish and poorly maintained property will be cleared up and will remain as open recreational area.
b.	Traffic (type/amount of traffic generated by the project) Traffic will come from John R. through the school/church property. No effect.
c.	Modes of transportation (automotive, bicycle, pedestrian, public) Not Applicable
d.	Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities Development will increase the neighbors access to quasi-public open space.



3. Economic

a. Influence on surrounding land values

Removal of poorly maintained site and rubbish will increase neighboring values.

b. Growth inducement potential

Not Applicable

c. Off-site costs of public improvements

Not Applicable

d. Proposed tax revenues (assessed valuation)

Property is currently owned by Archdiocese and will remain in their possession, so no change is expected.

e. Availability or provisions for utilities

Utilities currently run through site and will not be needed.

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?

Site is being brought to a maintainable standard and is planned to utilize the existing drainage pattern as well as maintain as many perimeter trees as possible.

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

The site will be stripped of old overgrown vegetative cover and be replaced with new grass groundcover.

L. What beautification steps are built into the development?

The site will be stripped of overgrown vegetative cover, fallen trees, construction debris, broken fish tanks, and buildings and then turned into quasi-public open green space.

M. What alternative plans are offered?

Only perceived alternate would be to develop the site as the property to the south has been developed for single family homes.



**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 proposed site improvements will develop this space into a recreational open space while embracing the cities preservation of natural features. The current use will maintain this quasi-public open space and preserve it from becoming an additional single family development. The planned improvements will remove invasive species and allow the natural vegetation remaining to grow hearty with room to fully establish.

The economic impact of the improvements will be through the beautification of a previously overgrown and trash riddled property which will increase the neighborhood values.

In keeping the site drainage patterns natural and across open ground it will preserve the area watershed as well as recharge the groundwater in the area.