



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

Environmental Impact Statement (EIS)

Project Information

Name The Barns Senior Living		
Description of Proposed Project To increase the current capacity of 6 residents to 12 residents at the residential assisted living through land conditional use without any changes to the building or the exterior.		
Proposed Use(s)		
Residential <input checked="" type="checkbox"/> Single Family Residential <input type="checkbox"/> Multiple Family Residential	Non-Residential <input type="checkbox"/> Commercial/Office <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional/Public/Quasi-Public	Mixed-Use <input type="checkbox"/> Describe uses:

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 & animal life present?</p> <p>1. Comment on the suitability of the soils for the intended use</p> <p style="text-align: center;">Residential improved vacant land, still has abundant plant and animal life</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</p> <p style="text-align: center;">NA</p> <p>3. Describe the ground water supply & proposed use</p> <p style="text-align: center;">Newly installed city water in place for the building usage and landscape maintenance</p> <p>4. Give the location & extent of wetlands & floodplain</p> <p style="text-align: center;">No wetlands or Flood plain</p> <p>5. Identify watersheds & drainage patterns</p> <p style="text-align: center;">Newly installed drainage, catch basins to prevent any water run off</p>
<p>B. Is there any historical or cultural value to the land?</p> <p>Historical Barn on site.</p>
<p>C. Are there any man-made structures on the parcel(s)?</p> <p>Yes, New house, driveway and a barn</p>



D. Are there important scenic features? No
E. What access to the property is available at this time? Road access through the driveway
F. What utilities are available? All utilities are available

Part 2. The Plan

A. Residential <i>(Skip to B. below if residential uses are not proposed)</i>
1. Type(s) of unit(s) Individual bedrooms/ Shared bedroom
2. Number of units by type
3. Marketing format, i.e., rental, sale or condominium
4. Projected price range \$4000-\$6000
B. Non-Residential/Mixed-Use <i>(Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)</i>
1. Anticipated number of employees 8 employees
2. Hours of operation/number of shifts 24 hours worked in 12 hour shift format
3. Operational schedule <i>(continuous, seasonal, seasonal peaks, etc.)</i> Continuous operation.
4. Description of outside operations or storage No outside operation or storage



5. Delineation of trade area	Rochester hills, Rocehster, Auburn hills, Troy
6. Competing establishments within the trade area (<i>document sources</i>)	There are no 12 bed assisted livings of the near areas
7. Projected growth (physical expansion or change in employees)	No physical expansion. Will increase the current staffing level of 4 to 8employees

Part 3. Impact Factors

A. What are the natural & urban characteristics of the plan?	
1. Total number of acres of undisturbed land	1.9
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	1.9
5. Number of acres of public open space	0
6. Extent of off-site drainage	NA
7. List of any community facilities included in the plan	NA
8. How will utilities be provided?	Utilities have been installed
B. Current planning status	Pending
C. Projected timetable for the proposed project	Project is complete
D. Describe or map the plan's special adaptation to the geography	No Changes
E. Relation to surrounding development or areas	The current building is appropriate with the neighborhood



F. Does the project have a regional impact? Of what extent & nature? No
G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact No anticipated construction
H. List any possible pollutants NA
I. What adverse or beneficial changes must inevitably result from the proposed development? 1. Physical a. Air quality None b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) None c. Wildlife habitat (<i>where applicable</i>) NA d. Vegetative cover NA e. Night light None 2. Social a. Visual New building and the landscape is a beautiful addition to the community b. Traffic (<i>type/amount of traffic generated by the project</i>) No impact and the previous traffic study mentioned no additional traffic concerns c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) Accesible by all means d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities Close access to all



3. Economic

a. Influence on surrounding land values

Increase in property values

b. Growth inducement potential

NA

c. Off-site costs of public improvements

NA

d. Proposed tax revenues (*assessed valuation*)

Assessed Value: \$458,870 | Taxable Value: \$430,950

e. Availability or provisions for utilities

Newly installed

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?

This project is completed with no or minimal impact to the surroundings

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

Professionally installed landscape and newly planted 43 trees per RH requirements

L. What beautification steps are built into the development?

Historic appearance to the exterior of the house with a farm house design

M. What alternative plans are offered?

NA



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 project is currently operating as a 6 bed senior living and is requesting its capacity to increase to 12 residents without any impact or changes to the building or exteriors.

There are no ecological effects. Newly installed underground drainage systems and catch basins will manage water issues properly.

The proposed increase will meet the community needs as there are no 12 bed residential senior living in the vicinity.

Extensive work and improvement in landscape has been done. 43 new deciduous trees were planted along with other shrubs. Historic Barn is on the property and will be maintained.

The proposed increase will result in a positive economic effect.

The existing building and the proposed increase is compatible with neighborhood. The current building blends with the large parcel of 1.9 acres with trees and the Barn. The uses will remain the same for the future .