



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

Project Information

Name Christenbury Site Condominiums		
Description of Proposed Project Two-unit site condominium development on approx. 2.4 acres on the south side of Christenbury Court west of Dequindre Road.		
City File #19-014		
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
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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>Lawn and some trees; pond to south; sandy soils suitable for home construction.</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>Approx. 25 trees 6" diameter and larger are located on the west side of unit 2.</p>
<p>3. Describe the ground water supply & proposed use</p>	<p>Ground water is approx. 8' below grade; pond water is used for irrigation.</p>
<p>4. Give the location & extent of wetlands & floodplain</p>	<p>No regulated wetlands or floodplain exist on the parcels.</p>
<p>5. Identify watersheds & drainage patterns</p>	<p>Parcels drain from the street south towards the existing pond.</p>
<p>B. Is there any historical or cultural value to the land?</p>	<p>No</p>
<p>C. Are there any man-made structures on the parcel(s)?</p>	<p>An existing residence with a driveway, swimming pool, retaining wall, and hard-scape are on unit 1.</p>



D. Are there important scenic features?

Existing pond.

E. What access to the property is available at this time?

Christenbury Court west from Dequindre Road.

F. What utilities are available?

Sanitary sewer, water main, gas, electric, cable TV.

Part 2. The Plan

A. **Residential** (Skip to B. below if residential uses are not proposed)

1. Type(s) of unit(s)

Single-family homes

2. Number of units by type

Two

3. Marketing format, i.e., rental, sale or condominium

Condominium

4. Projected price range

Market Rate

B. **Non-Residential/Mixed-Use** (Skip to Part 3. Impact Factors if non-residential/mixed-uses are not proposed)

1. Anticipated number of employees

N/A

2. Hours of operation/number of shifts

N/A

3. Operational schedule (continuous, seasonal, seasonal peaks, etc.)

N/A

4. Description of outside operations or storage

N/A



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

Part 3. Impact Factors

<p>A. What are the natural & urban characteristics of the plan?</p> <p>1. Total number of acres of undisturbed land Approx. 0.8 acres - existing pond</p> <p>2. Number of acres of wetland or water existing Approx. 0.8 acres - existing pond</p> <p>3. Number of acres of water to be added Approx. 0.6 acres</p> <p>4. Number of acres of private open space None</p> <p>5. Number of acres of public open space Approx. 0.8 acres - existing pond</p> <p>6. Extent of off-site drainage None</p> <p>7. List of any community facilities included in the plan Existing pond</p> <p>8. How will utilities be provided? Existing sanitary sewer and water main to be extended west to service unit 2.</p>
<p>B. Current planning status Received first City review comments from each department.</p>
<p>C. Projected timetable for the proposed project One year</p>
<p>D. Describe or map the plan's special adaptation to the geography The home on unit 2 will be compatible with other residences in the area.</p>
<p>E. Relation to surrounding development or areas Unit 2 fits in with the other newer four homes.</p>



<p>F. Does the project have a regional impact? Of what extent & nature? No</p>
<p>G. Describe anticipated adverse effects during construction & what measures will be taken to minimize the impact Water runoff to south towards existing pond. Soil erosion and sedimentation controls to be installed.</p>
<p>H. List any possible pollutants None</p>
<p>I. What adverse or beneficial changes must inevitable result from the proposed development?</p> <p>1. Physical</p> <p>a. Air quality Physical - Home on unit 2 will be beautiful. Air quality - N/A.</p> <p>b. Water effects (<i>pollution, sedimentation, absorption, flow, flooding</i>) Water runoff to south towards existing pond. Soil erosion and sedimentation controls to be installed.</p> <p>c. Wildlife habitat (<i>where applicable</i>) N/A</p> <p>d. Vegetative cover To be removed where require for home construction.</p> <p>e. Night light Minimal for residence only.</p> <p>2. Social</p> <p>a. Visual Home on unit 2 will be beautiful.</p> <p>b. Traffic (<i>type/amount of traffic generated by the project</i>) Minimal - one additional family; Approx. 8 trips per day</p> <p>c. Modes of transportation (<i>automotive, bicycle, pedestrian, public</i>) Automotive</p> <p>d. Accessibility of residents to recreation, schools, libraries, shopping, employment & health facilities Automotive</p>



3. Economic

a. Influence on surrounding land values

Should increase values of compatible homes.

b. Growth inducement potential

N/A

c. Off-site costs of public improvements

None

d. Proposed tax revenues (*assessed valuation*)

\$10,000

e. Availability or provisions for utilities

Sanitary sewer and water main extensions to be coordinated with Shelby Township DPW.

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?

Existing pond to remain as a water feature.

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

Replanting of seed or sod along with new landscaping.

L. What beautification steps are built into the development?

The residences speak for themselves.

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

1) Ecological effects are minimal.

3) Existing pond to remain as a water feature and be used for irrigation.

4) Economic effect - The new residence on unit 2 will add to City tax revenue.

5) The new residence on unit 2 will be compatible with the four other new homes on Christenbury Court.